



IDEAL HOMES
IN
GARDEN COMMUNITIES



26696

·E·PLVRIBVS·VNVM·

IDEAL · HOMES
IN
GARDEN · COMMUNITIES



A · BOOK · OF · STOCK · PLANS

DESIGNED · BY

FRANCIS · PIERPONT · DAVIS · ARCHITECT
WALTER · SWINDELL · DAVIS · M · S · ARCHITECT
LOYALL · F · WATSON · C · E · ARCHITECTURAL · ENGINEER
HENRY · R · DAVIS · B · S · LANDSCAPE ARCHITECT

FOR · THE

GARDEN · CITY · COMPANY · OF · CALIFORNIA
EXCHANGE BUILDING · LOS · ANGELES

PUBLISHED · BY

ROBERT · M · MCBRIDE · AND · COMPANY
NEW · YORK · CITY

First Edition, September 1915
Second Edition, February 1916

Copyright, April 1916, by

THE GARDEN CITY COMPANY OF CALIFORNIA
LOS ANGELES

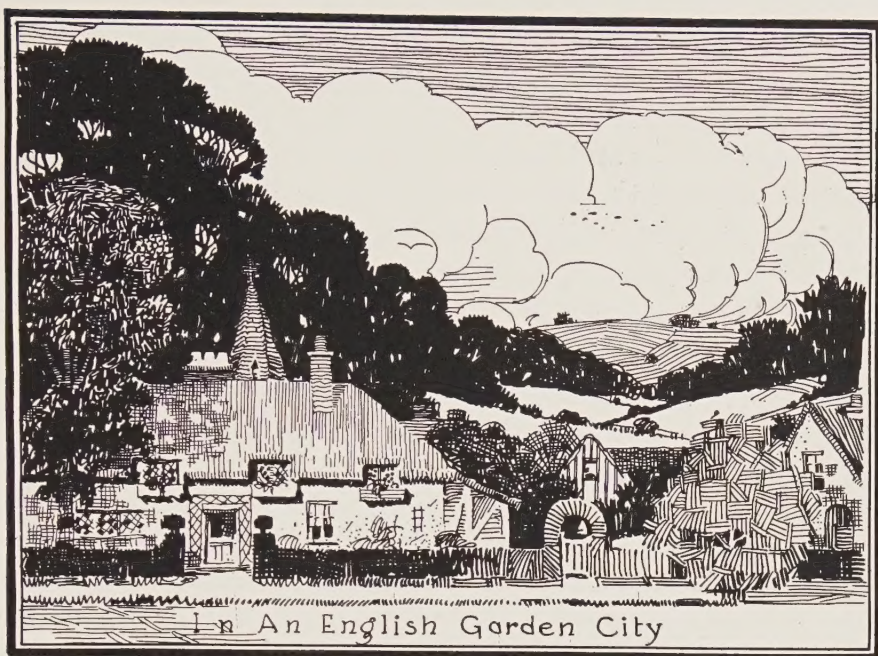
E·PLVRIBVS·VNVM·

THE·GARDEN·CITY·ASSOCIATION
OF·CALIFORNIA·has·been·formed·to
found·a·GARDEN·CITY·in·that·part·of
California·which·at·that·time·will·be
deemed·most·suitable.

THE·GARDEN·CITY·COMPANY·OF
CALIFORNIA·is·an·organization·of
certain·members·of·this·Association
who·are·actively·engaged·in·practicing
some·of·the·larger·aims·of·the·
Association; namely·the·designing·and
building·of·beautiful·homes·and
gardens, the·consistent·architectural
development·of·real·estate·sub-
divisions; and·the·laying·out·of·such
subdivisions·and·town·sites.



Those·interested·in·THE·GARDEN·CITY·ASSOCIATION·OF·CALIFORNIA
may·have·further·information·by·writing·to·the·Secretary, 620 Exchange
Building·Los·Angeles·California.
Member "International Garden City & Town Planning Association"



THE ORIGIN OF GARDEN CITY

The name "Garden City" is one that is familiar to many and suggestive to all. It represents an ideal that has come down the centuries thru the minds, not only of those great intellects who have outlined in imagination the inevitable destiny of man, but, also, of those more lowly, who, in their walks amidst the incompleteness of their own town, have said to themselves, "This could be better."

For who has not dreamed of an ideal city, a city that would not change, but would endure forever because it would be completely satisfying, the highest embodiment of the aesthetic as well as of the utilitarian? We all have, from the man "who saw the city descending out of Heaven from God" to Sir Thomas More and his "Utopia," from Saint Augustine to Campanella, from the idealist of yesterday to the city founder of today; all have had the vision of an ideal city, a city amidst gardens, the Garden City.

IDEAL HOMES IN GARDEN COMMUNITIES

The name "Garden City" is, in fact, as romantic as it sounds. Of course it was first used by a dreamer, a stenographer in smoky London who was urged by the acrid smell of the London fog and the ghastly anemic faces of the London poor to think of the glory of living in a city of sunshine and gardens. For years he thought, schemed and investigated the feasibility of such a city, but not until middle age had overtaken him did he embody his results in a book, "Tomorrow; A Peaceful Path to Real Reform."

The book ran thru its first and succeeding editions like fire thru dry grass. People became enthusiastic. His scheme crystallized in the simplest and most consistent form the ideas which were current in the minds of English legislators, of philanthropists, and of all those high-minded men and women who were desirous of bettering the condition of humanity. This enthusiasm resulted in the formation of an association; soon land was bought outside of London and the first Garden City was founded. That was in 1904. Now the city is an assured success, with a population approximating ten thousand, with many manufacturing establishments, and, best of all, beautiful homes with beautiful surroundings.

Already, as the first fruit of the foundation of the original city, there are in England more than forty garden suburbs and industrial garden villages in the course of development. Private employers are setting the state a good example. Bourneville, Earswick, Woodlands and Port Sunlight, wonderfully beautiful towns, are examples of what is being done. In addition, numerous co-partnership societies have developed admirable suburbs. In Australia and India great capitals have been started along similar lines. A world-wide competition for the plan of the former was won by an American.

In this country there have already been some successful suburban and town developments. Forest Hills, New York, is a noteworthy instance of the utility, beauty, and, in a word, the far-seeing wisdom of the Garden City movement.

One may wonder why Germany has not been mentioned.

IDEAL HOMES IN GARDEN COMMUNITIES

Surely a people who have applied such thoroughness, such efficiency, such determination to have the best, to the other features of their social life, have not overlooked town-planning. The German people, indeed, have realized, as have no other people, that they must bring as much joy, comfort, and beauty into this life as possible. Accordingly they have for many years devoted a great share of their energies to the remaking of their existing towns, and to providing that further development shall truly make their towns and cities all that is expressed by "Garden Cities."

Here in the United States, where the population is increasing so rapidly, something should be done and will be done to insure to the future population homes in Garden Cities worthy of this Garden Land.



THE STOCK PLAN

It may be a surprise to the reader to learn that the largest field of architecture is rarely, if ever, invaded by the architect.

As the reader journeys to and fro he must realize that the thousands of houses which he passes are not the work of the architect's trained mind. They were built in all probability from stock plans or from no plans at all by speculative builders. These men think not of the comfort and welfare of the future owners of their buildings, but chiefly of how they may make a little more money. This has not been the case with all, of course, but the great majority have skimped materials, built poorly, and have used designs both inefficient and of no artistic merit.

These designs, generally stock plans, are the work of underpaid and, naturally, the most inefficient draughtsmen. This is a necessity; since the speculative builder will pay so little for his plans, the cheapest men must be hired to insure even the smallest profit. Often, indeed, the plans are the product of ordinary carpenters and men without training, lacking the most elementary artistic intuitions. That this should not be the case is evident. In a country noted for the healthfulness, comfort, and beauty of its best domestic architecture, it is deplorable that the average American should be dependent for his home upon speculative builders who build from such plans.

People, more or less accustomed to the inefficiency and lack of artistic merit of their own homes, if not of their neighbors', should realize how much more charm, utility and, therefore, value their dwellings would possess had they been built from the plans of certified architects. These architects are men of broad education, with trained minds, who have devoted their lives to the solution of the problems of the modern house and have searched the world over for methods of making it more efficient and beautiful.

IDEAL HOMES IN GARDEN COMMUNITIES

It is obvious, however, that the stock plan is a necessity and is an economical method of supplying designs. The trouble is that the stock plan, almost invariably designed, as we have shown, by incompetent men, is a thing of poor quality. However, designed by capable architects, it would be entirely praiseworthy.

The problem, then, is to bring this about, so that there may be disseminated over the country stock plans of the highest order for the use of the speculative builder and individuals who cannot afford to employ architects.

This, then, is the purpose of the Garden City Company of California. The company, composed of two certified architects, an architectural and civil engineer, and a landscape architect, presents these plans to the public with the belief that they are efficient in arrangement, sincere in expression, and economical of material, all of which qualities are essential in a perfect home. By selling these plans, and by designing and building for the individual owner and for speculation, the company feels assured that it will do much toward giving the average American not only a more attractive but a more efficient home.

The mistaken belief is widely current that houses built in Southern California would be unsuitable for colder climates. As a matter of fact, a well built California dwelling is as substantial as the similarly well built house of any other section; the only practical difference resting in the necessity for deeper foundations in climates subject to frost.

It may be noticed that cellars are not indicated in most of the bungalows. This is due to the use of gas floor furnaces for supplying heat and ventilation, and to a desire to make the most efficient use of every foot of floor space. However, provision can be made for cellars upon request.

PLANS, SPECIFICATIONS AND ESTIMATED COSTS

Very complete stock plans, including specifications and all necessary details, may be secured for any design shown in this book. Simple changes in these stock plans will be made for a moderate charge. When special plans are desired, blank lists of questions will be furnished, the answers to which will cover all essential points upon which information is required for the use of the architects.

The estimated costs under the designs are based upon careful surveys and experience. The variations are made to cover local differences in the costs of labor and material throughout the United States, deeper foundations, heating plant, etc., and they should prove outside prices unless wide departure is made from the following specifications; hardwood floors in the living, dining and main first-floor rooms; hardwood trim in living and dining rooms, or white enamel finish as in the rest of the house; screens to all openings; standard plumbing; gas floor furnaces. Plaster houses shown will cost twelve and one-half per cent. more if constructed of brick or hollow tile.

The landscaping of each house should be considered as an integral part of the design and it will be found advisable in many instances to consult the architects in this matter. The engineering department of the firm is in a position to handle the larger problems of building construction, such as apartments, commercial and office buildings.

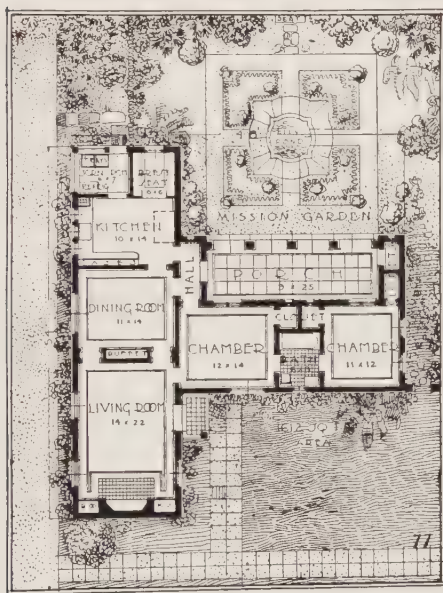
The prices of stock and special plans will be sent upon application to the Garden City Company of California, Exchange Building, Los Angeles, California.

IDEAL HOMES IN GARDEN COMMUNITIES



THE adobe houses of California and Mexico, widely known because of their great age, offer much of interest. Simply built of rude materials, they derive beauty from their proportions and coloring and the deep reveals to doors and windows, the walls being sometimes three feet thick. Very little detail is found in these houses. The low rambling

lines of the red tiled roof, the generous wall spaces, the grilled window and the beautiful chimney make this the most striking design in the book. Built either of tile, brick or adobe with plastered exterior similar excellent results may be had.

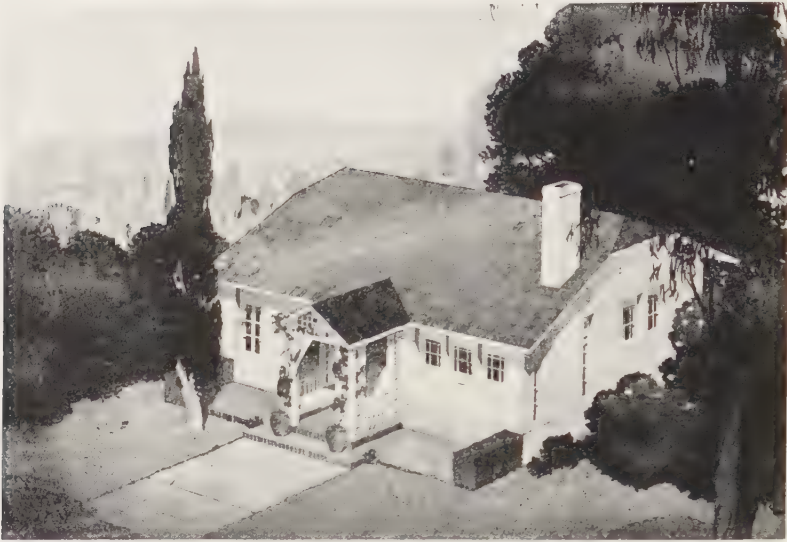


Design 77—6 rooms

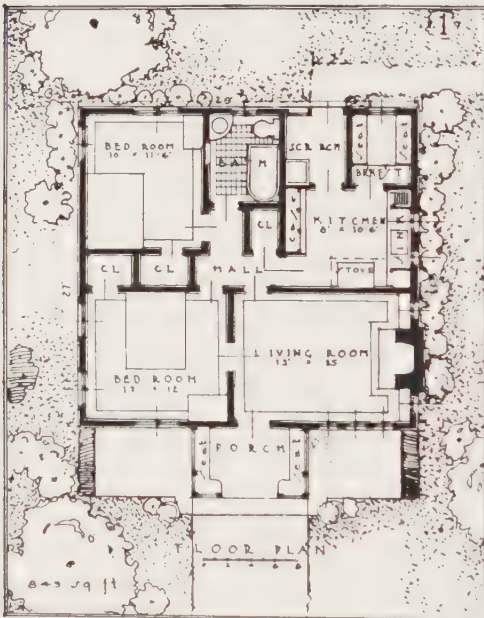
\$2600—\$3000

The floor plan follows the scheme of the Spanish houses. The cloistered porch is the most interesting feature, tho the living room with its spacious fireplace will receive much admiration. The kitchen is excellently arranged.

IDEAL HOMES IN GARDEN COMMUNITIES



THIS quaint cottage has attracted much favorable comment. The small porch with its side benches, the hedges at either end of the terrace, together with the general window treatment give an old-fashioned Colonial air. The



Design 1—5 rooms

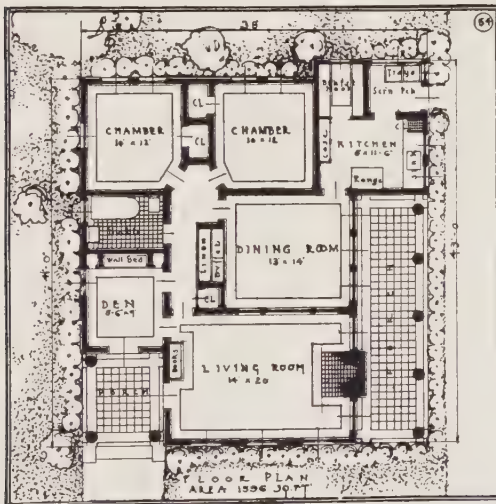
\$1200—\$1500

small hall makes possible the use of the front bed room as a dining room. Every room is in a corner, is well lighted and has cross ventilation. Few steps will be wasted in the kitchen, which, tho small, has every modern convenience including a very desirable breakfast nook. The bath connects privately with every room and is excellently placed with reference to the living room. Abundant closet space is provided.

IDEAL HOMES IN GARDEN COMMUNITIES



THE pergola on the side, the porch and the very many windows make this an outdoor bungalow. The vine-covered pergola, cool and shady, yet with sufficient sunshine breaking thru, offers a delightful place to spend any portion of the day or evening. Dining out of doors is always pleasant and with the opportunity offered in this bungalow its appeal becomes almost irresistible. The columns and rather severe lines give a classical feeling to the house which is soft-

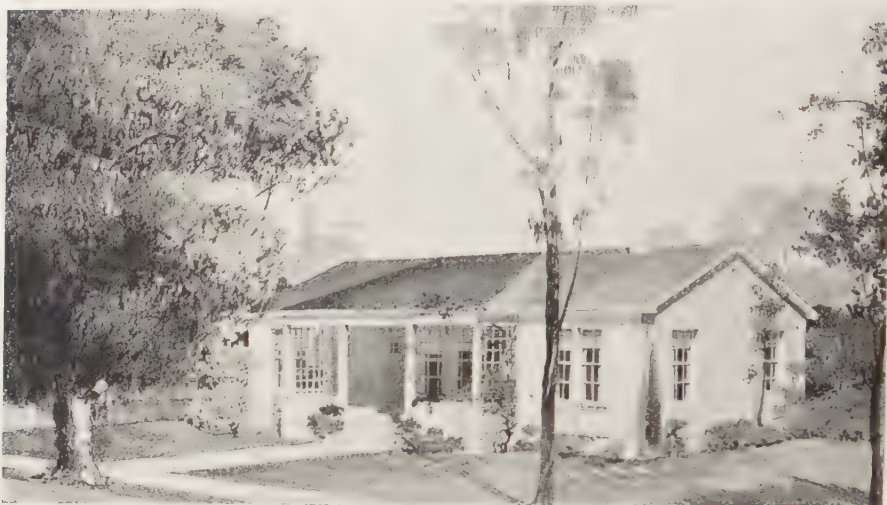


Design 54—7 rooms

\$2500—\$3000

ened by the vines and flowers. Privacy of the bed rooms, economy of floor space and efficiency in the arrangement of the rooms distinguish this plan. The living room with windows on three sides and opening upon both porches is particularly cheerful. Glass doors separating the living and dining rooms add to the apparent size of both.

IDEAL HOMES IN GARDEN COMMUNITIES



ALTHO this California house is built very cheaply of inexpensive materials, its appearance, depending upon its proportions and the possession of true architectural values, is quite charming. The cost of a house has very much less to do with this than is generally supposed, and too often size alone, or some other equally irrelevant feature, is accepted as determining its architectural beauty. The specifications of this California house are as follows: dwarf studs and girders be-

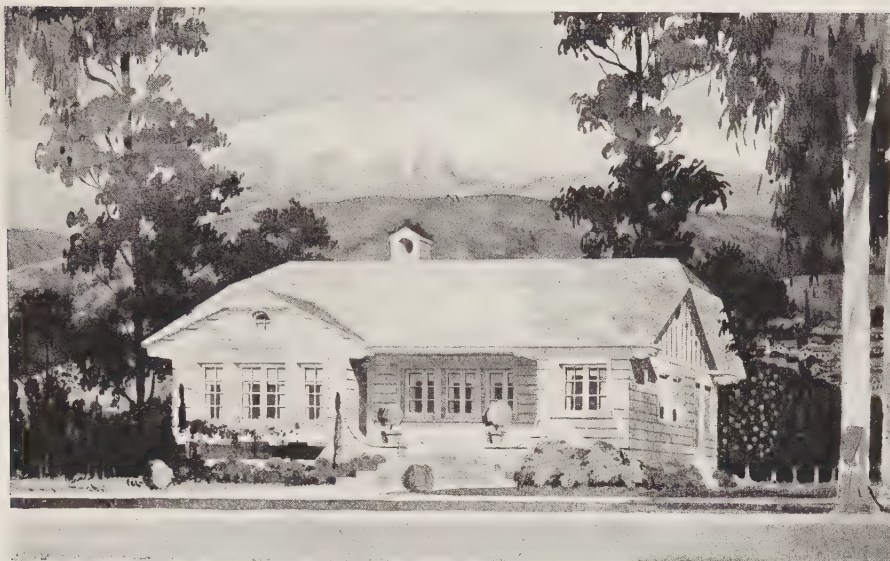


Design 26—4 rooms

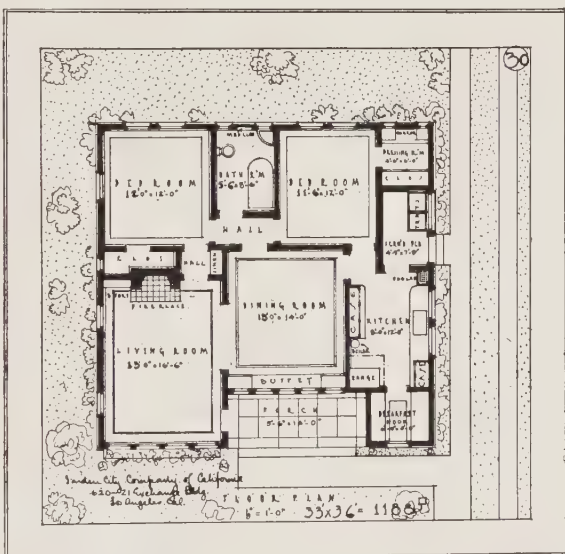
\$600—\$700

low the floor; redwood mud sills bear directly upon the ground; walls of vertical boards, battened both sides, support the roof directly without the aid of studs; boards and battens rough on the outside and smooth on the interior; inside walls of surfaced boards and battens have base and chair or plate rail; above this rail on walls and ceiling is some form of composition board panelled with battens.

IDEAL HOMES IN GARDEN COMMUNITIES



AN unquestionably homelike little bungalow, its unpretentiousness probably appeals more to the women than to men. The use of brackets supporting the eaves, the curve of the porch ramps and the snubbed corners of the roof soften the outline of the house and with the assistance of shrubbery at the base tie it naturally to the ground. The feeling that it "belongs" is one not frequently sensed. The floor plan is unusually excellent and entirely original. The bedrooms and bath have no immediate entrance to any other room and yet are very readily accessible. The kitchen on the side insures privacy in the rear.



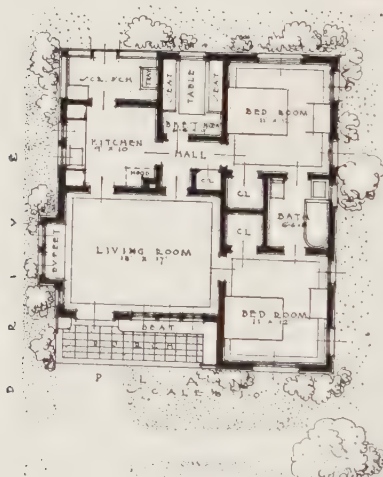
Design 30—6 rooms

\$1800—\$2100

IDEAL HOMES IN GARDEN COMMUNITIES



MUCH that is meant by the word bungalow, as used today, is conveyed by the design of this cozy little house. Simple lines and unusual detail mark it from the more common of the type. The seats built in on the porch more than double the usefulness of that important space. The windows are cut up just sufficiently to add interest to the design, while shutters provide protection and comfort. Composition



roofing and resawed siding or shakes cover the exterior. A soft, gray-green tone for the roof and natural color stain for the sides will be most suitable for this house. Planned for convenience and labor-saving, this modern little cottage provides two bed rooms and a living room for constant use as such. The breakfast room is ample for six people and will always be used except when entertaining company, when the living room will serve excellently.

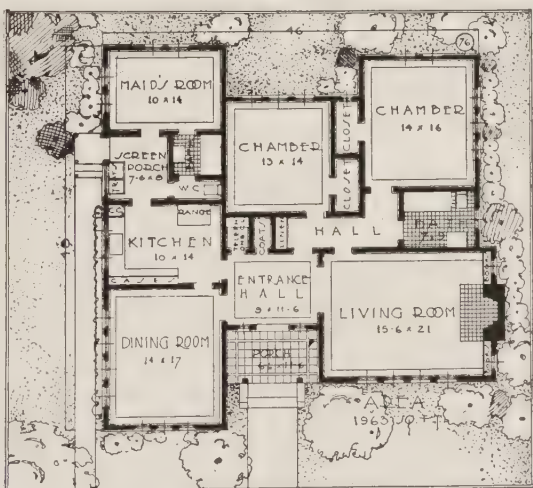
Design 19—5 rooms

\$1500—\$1800

IDEAL HOMES IN GARDEN COMMUNITIES



ENGLAND is noted for the homelike appearance of its dwellings. The spirit of domesticity is portrayed in her houses as in those of no other country and it is this quality which has given them their charm. The above design suggests the half-timbered houses so typical of England, while the thatched roof recalls the quaint cottages of Devon and Chester. Entrance hall, spacious rooms and beamed ceilings repeat the feeling of the exterior. The various demands of privacy and convenience have been well considered in this plan. The kitchen is so arranged that steps to and fro are avoided. Dishes come from the dining room, are washed and immediately placed in the case. The dining and living rooms are separated.



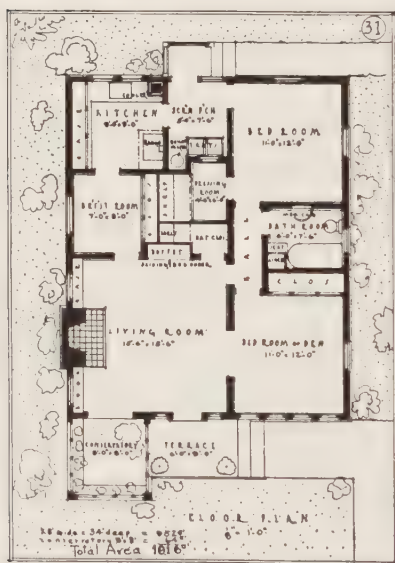
Design 76—6 rooms

\$3500—\$4000

IDEAL HOMES IN GARDEN COMMUNITIES



THE large amount of window space in this picturesque bungalow adds beauty to the design and floods the interior with air and sunshine. The reflections in the shallow lily pool of the brightly colored curtains of the windows, the many colored flowers in the conservatory, the wicket gate on the right and the cream painted siding of the house, with its cool green-shingled roof, form a delightful picture.



Design 31—5 rooms

\$1600—\$1900

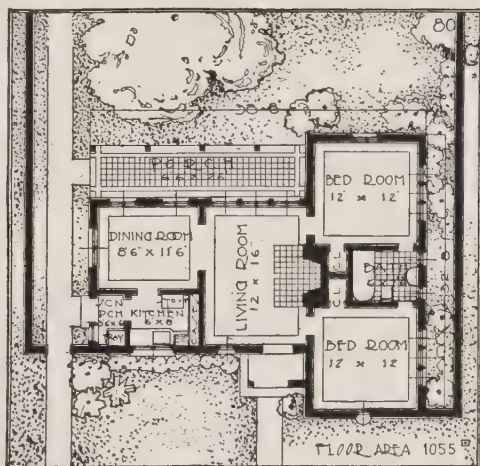
The small compact plan permits the greatest use of the rooms. The living room may be used not only as a dining room, but, also, as an emergency bed room, the disappearing bed under the buffet making this possible. The bath is readily accessible and private. The kitchen is ideally arranged to save space and labor.

IDEAL HOMES IN GARDEN COMMUNITIES



IN addition to its beauty and quaint charm, this little design, reminiscent of old Madrid, embodies many livable qualities.

Built of plastered adobe, brick or tile and always clean-looking, there is a feeling of privacy and repose about this bungalow. The privacy secured by small grilled front windows and high garden walls is very true to type. Many windows within the walls insure an abundance of light and air. The rear porch is a modification of the old cloister. The segregation of the sleeping quarters in one wing unites privacy of construction and plan. The central living room opening upon the rear porch suggests the patio. The dining room with its outlook on porch and garden is most happily located. The kitchen, as placed, makes possible an almost perfect garden.



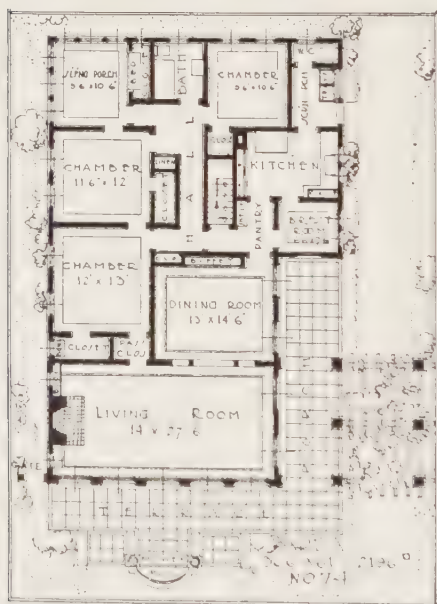
Design 80—5 rooms

\$1800—\$2100

IDEAL HOMES IN GARDEN COMMUNITIES



THIS virile design was suggested by the modern ideas in home construction as seen in the latest types of German residences. Bold lines and simple detail, as evidenced by the plain pilasters and consoles, go hand in hand with the familiar sturdiness of the German people. Wicket gate, pergola,



Design 74—8 rooms

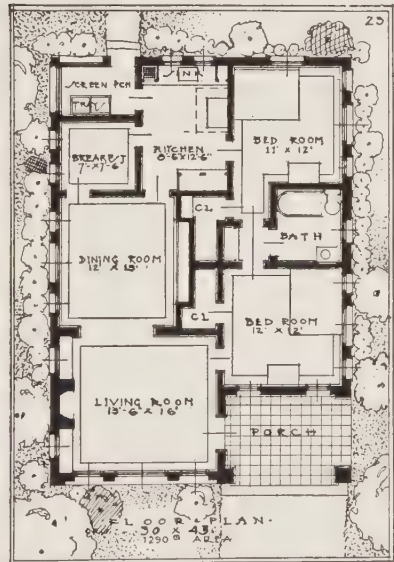
\$3200—\$3700

flower boxes and potted shrubs fit into the design and add those touches which distinguish the well cared for home. The wooden walls are painted ivory white and the roof of shingles is painted a warm rich red. The plan shows the convenience and circulation which are the product of the German mind. Big living and smaller sleeping rooms, well provided with closet space, are characteristic. The porch is most efficient, serving three rooms equally well. The stairs lead to a well located cellar so important to every housewife.

IDEAL HOMES IN GARDEN COMMUNITIES



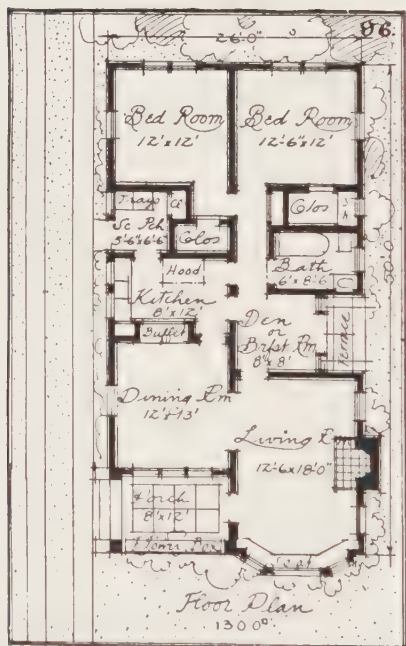
THERE is perhaps no combination of building materials more popular today than tile and plaster, and when the plaster is applied over brick, concrete or hollow tile there is that assurance of permanency so desirable in a home. Modern wall and roof insulation guarantee warmth and coolness when most desired. Large windows and shady porch are modern features, and the detail of chimney and lattice set this little house apart as something that is decidedly original. The contrast of hanging baskets, flowers and climbing roses with the tile and plaster is most pleasing to the eye. The possibilities of the wide arch between the living and dining rooms complete the feeling of openness about the house. The sleeping rooms are of a good size and have large closets. The breakfast room is well placed. The kitchen is unusually good and is very well lighted.



Design 23—6 rooms

\$2200—\$2500

IDEAL HOMES IN GARDEN COMMUNITIES



Design 96—6 rooms

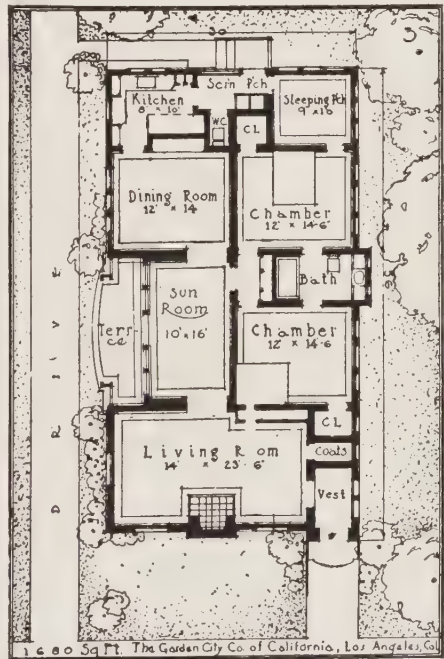
\$2000—\$2300

SO long as people will persist in buying narrow lots there will be a serious problem offered in the design of their home. The bungalow style as found in and about Los Angeles offers one solution for the exterior treatment and has proved very popular. The plan shown here fills all the needs of the modest home for such a lot and includes the most desirable modern features. The closets are indicative of the practicality of the design. The front porch looks cool and inviting and yet will not make the interior too dark.

IDEAL HOMES IN GARDEN COMMUNITIES



IN this design we have had in mind the English cottage of the present day. The steep roof, the prominent chimney, the small pane windows and the general restfulness of the lines combine to give the house a decided dignity of appearance. In the floor plan, the most important feature is the side terrace. The corridor, light and airy, giving upon the terrace and centering upon the fireplace, dignifies the interior of the house. Passing thru it from the living to the dining room, or vice versa, one receives an impression of pretentiousness not possible in the usual adjacent arrangement of these two rooms. The kitchen can hardly be improved upon.



Design 3—6 rooms

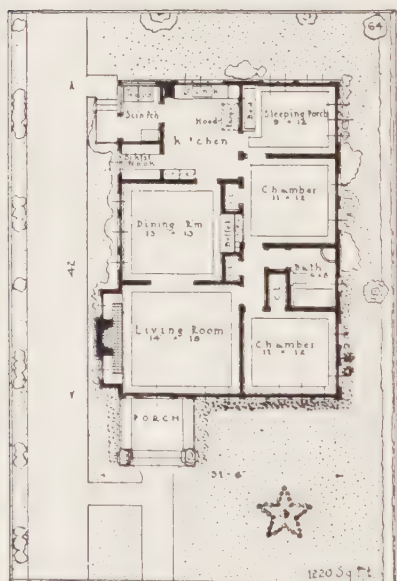
\$2500—\$3000

IDEAL HOMES IN GARDEN COMMUNITIES



HORIZONTAL lines are generally found predominating in the bungalow and may be said to be characteristic of houses of this type. Whenever a definite attempt is made to destroy this effect an inferior design more than probably results, since there is created an impression of dishonesty. In the above bungalow the natural horizontal lines

of the roof, repeated by the band of windows, are emphasized by the contrasting vertical battens and supporting timbers of the porch, resulting in a very vigorous composition. The plan is good, with an accessible bath room, wall bed, ample closet room, breakfast nook and efficient kitchen, as the most obvious features. The recessed fireplace with wide seats on the side is very common in English houses. As many windows as possible have been used in this design.



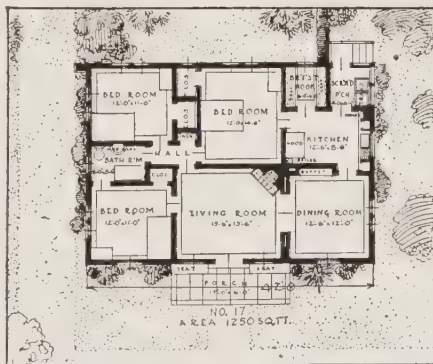
Design 64—7 rooms

\$1800—\$2000

IDEAL HOMES IN GARDEN COMMUNITIES



THE high, green shingle tile roof over the central portion of this house between the flat-roofed, white-plastered sides forms a very strong composition, compelling attention from and creating a lasting impression upon the passerby. This is not only desirable in itself but actually adds to the value of the house. Individuality in design is an important quality which is seldom attained by the average home builder. Considerable privacy has been retained in the plan. The bed rooms are separated from each other by closets and bath, and there is direct entrance from the living room to but one. Since this makes possible the use of this room as a den or music room, it is an added attraction. The kitchen is sufficiently but not unnecessarily large, and direct access to the bath may be had from it without passing thru the living room. The bath room, in fact, is very accessible to every other room.



Design 17—7 rooms

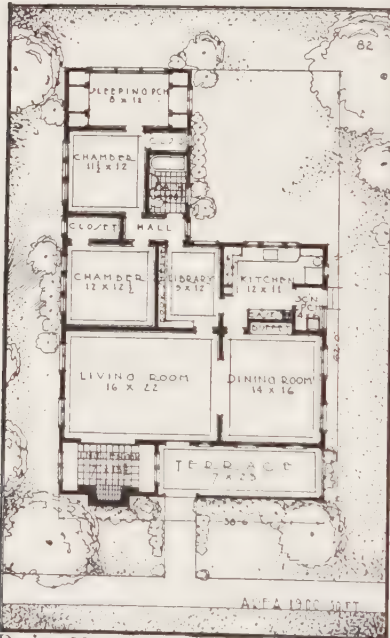
\$2500—\$2900

IDEAL HOMES IN GARDEN COMMUNITIES



THIS picturesque bungalow, with its long sweep of front terrace and its prominent chimney, is designed for those who love the open air. The ample plan, so compact and yet containing so many desirable and essential rooms, is one

that utilizes the lot to the best advantage. The weather-toned shakes, the ingle nook, and the library are especially pleasing. The library may be used as a spare bed room. The efficient location of the bath room with reference to the other rooms should be noted. The sleeping porch is a desirable feature not found generally in the bungalow. This porch and the rear bed room are very attractive. Excellent closet space is provided. The kitchen is efficiently planned and is not too large; placed on the corner it will be cool.



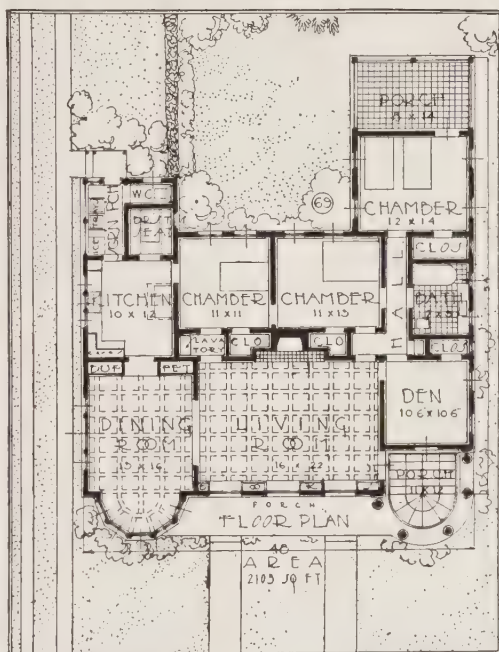
Design 82—7 rooms

\$2700—\$3100

IDEAL HOMES IN GARDEN COMMUNITIES



THE modern bungalow has become distinctly an American house and is particularly associated with the homes of Southern California. As built the exteriors are so similar and have been repeated so frequently that something fresh and clean-cut, such as the above design, cannot fail to please. The roof is broken and low in effect with no sacrifice of attic comfort, however. The circular bay, terrace, pergola and details are delicately treated and complete the design, which is decidedly French in style. Gray and white tones are specified. Eight splendid rooms on one floor provide the plan with an appeal to families large and small.



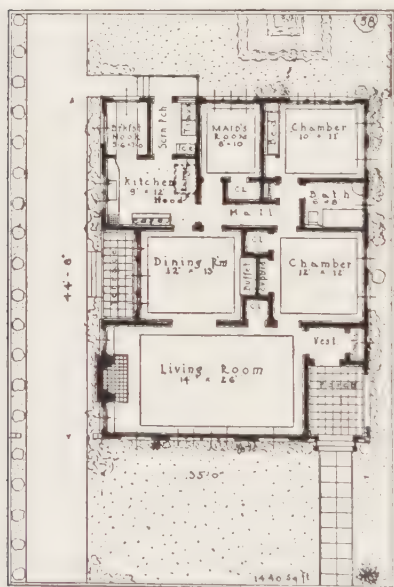
Design 69—8 rooms

\$3500—\$4000

IDEAL HOMES IN GARDEN COMMUNITIES



AS a modern German interpretation of classical architecture this is indeed a refreshing design. This type is rare in the United States but should not be overlooked by those who are planning an efficient home. The



Design 58—7 rooms

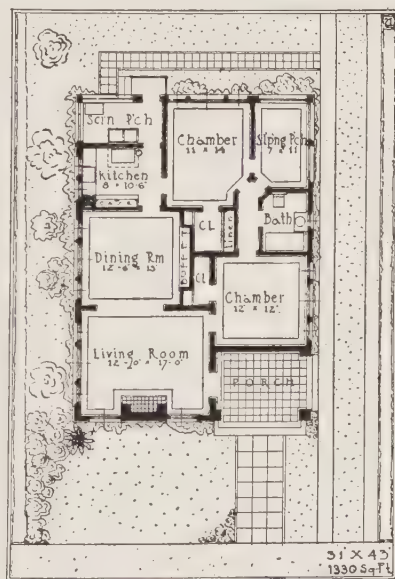
\$2400—\$2750

broken roof with its strong horizontal lines contrasts with the vertical panelling and porch columns. Lattice and trellis work and the cut-up windows ornament the exterior; the former lending the color of its flowers to the white walls and the gray roof of shingles. The two porches assure cooling shade at all times. The vestibule with its closet gives privacy to the dining room. The fireplace is of generous proportions. The breakfast room is particularly well located.

IDEAL HOMES IN GARDEN COMMUNITIES



CHARACTERISTIC of the Spanish architecture are warm, wide wall spaces and relatively small windows, with red tile roofs. Not only are the lines and proportions pleasing in their houses, but, also, the rich coloring. This bungalow has all the charm of their adobe dwellings and yet is thoroughly modern. Yellow flowering vines on the trellis, saffron-hued nasturtiums at the base, green grass, red tile, cream walls and deep shadows—it will indeed attract the eye. The house constructed of hollow tile or metal lath and plaster will be very cool. The floor plan shows many windows, insuring air and sunlight. The kitchen is practically perfect in its arrangement and with the various built-in cabinets, shelves, etc., it is perhaps impossible to suggest an improvement.



Design 21—6 rooms

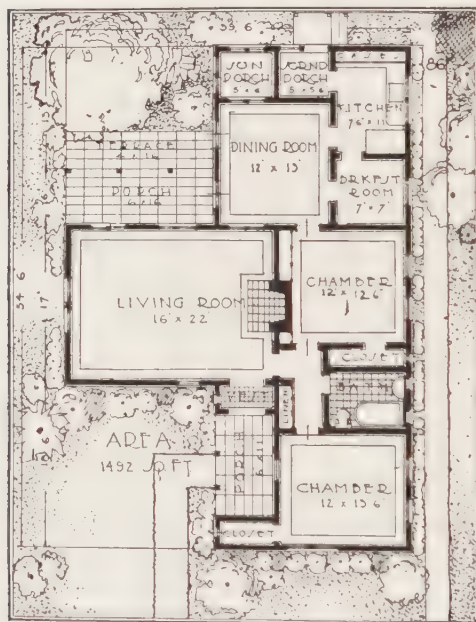
\$2200—\$2500

IDEAL HOMES IN GARDEN COMMUNITIES



IN recent years there has been a radical development in German architecture. Founded upon scientific investigation and on the desire of architects to be above all things sincere, the result has been a certain simplicity, a charming

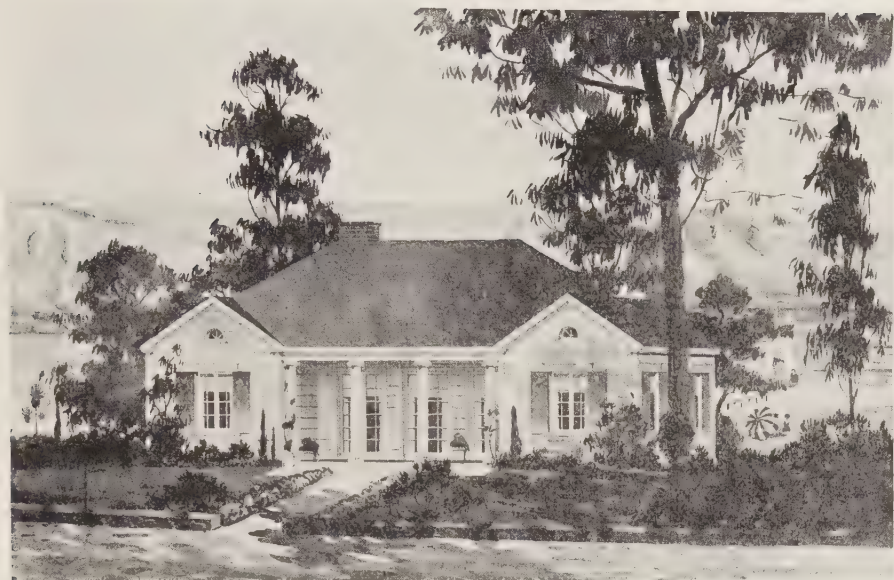
frankness, united in a straightforward solution of the problems presented. The above bungalow with its simple exterior and its efficient plan has exterior walls of clean, cream-colored plaster, a cool green tile roof and a large amount of window space suggestive of health and comfort. Inside, the trim is flush with the wall, thus avoiding dust. In the kitchen the various fixtures are arranged to avoid all unnecessary steps and bending. The living room, open on three sides, is unique and desirable.



Design 86—7 rooms

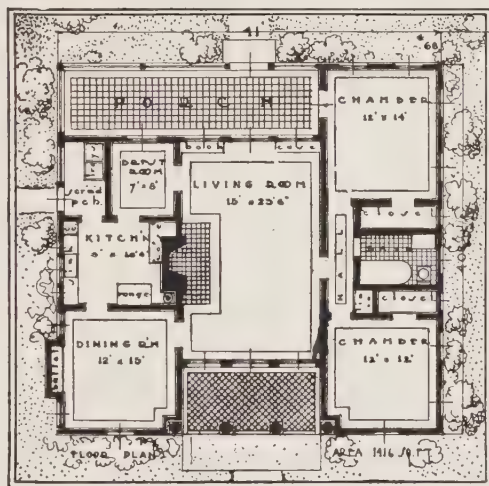
\$2500—\$2800

IDEAL HOMES IN GARDEN COMMUNITIES



THE old Colonial manor houses of the South were characterized by the veranda with its stately columns.

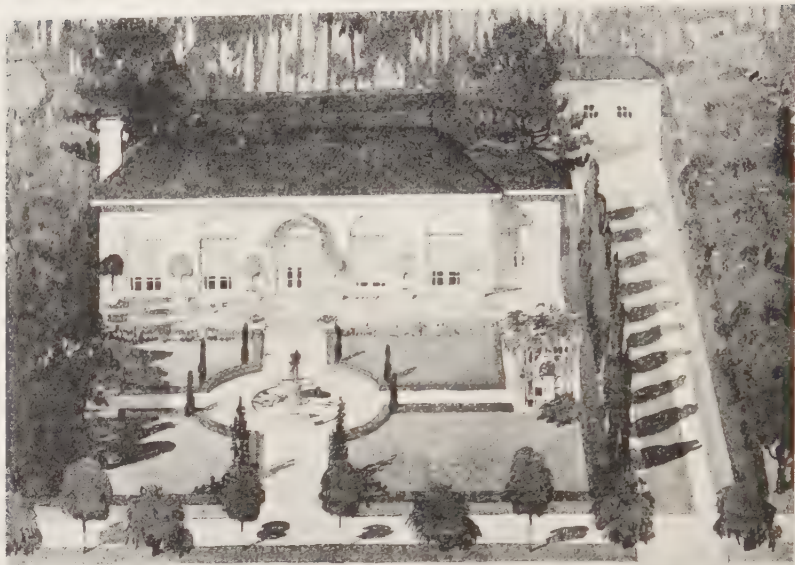
Without being able to retain the stateliness of their more imposing residences, a similar treatment of the bungalow results in a very quaint effect. The high, sloping roofs with the gables at each end form a very pleasing composition. Wide siding painted white, green shingle roof and red brick porch floor and path form the customary color scheme. Hollyhocks and other old-fashioned flowers in the garden will help very much in producing a harmonious setting. A simple floor plan, making the maximum use of the available floor space, is shown for this house.



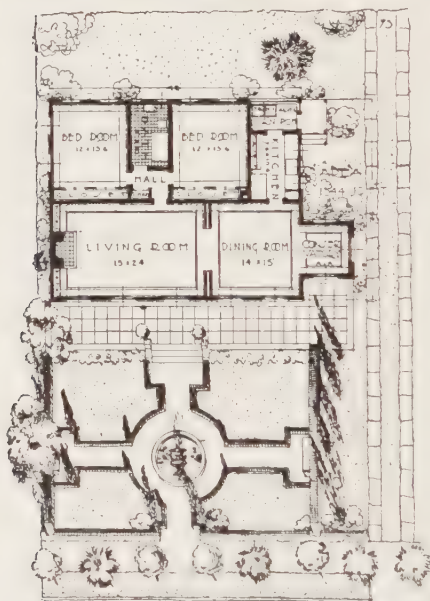
Design 68—6 rooms

\$2500—\$2800

IDEAL HOMES IN GARDEN COMMUNITIES



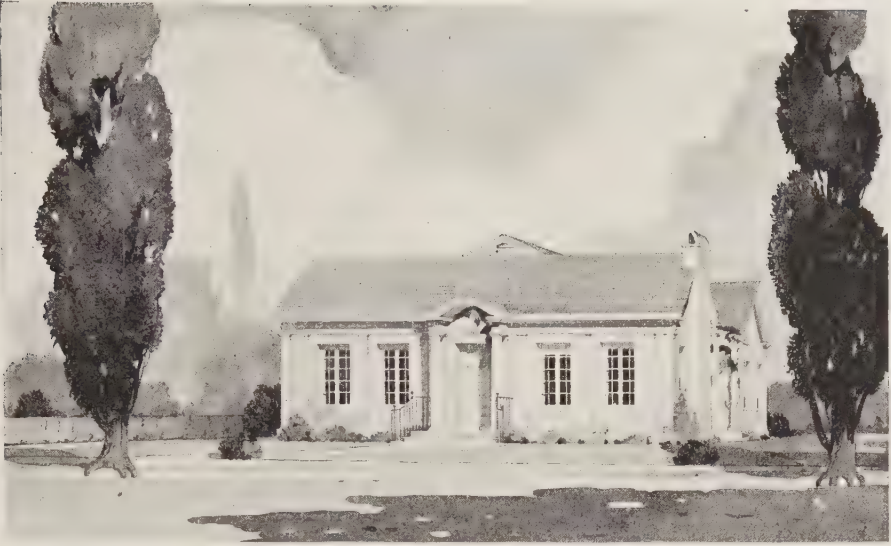
WHILE this is distinctly a formal type of the French Renaissance, the crispness of its beauty marks it as individual and unusual. Deep reveals, French windows and marquise denote the excellence of the detail, while



Design 73—6 rooms \$3000—\$3500

the Mansard roof and terrace relieve any feeling of the "nouveau." Thick walls of cream-colored plaster combined with the high, green shingled roof make the house most inviting. A less formal treatment of the garden may be used. Planned for comfort and livable qualities, the six rooms receive a maximum of air and light. High ceilings and large rooms with the freshness of the conservatory bring an out-door feeling into the house. The conservatory may be used for a breakfast room.

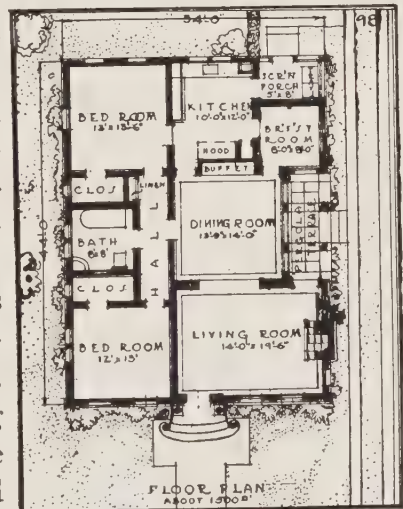
IDEAL HOMES IN GARDEN COMMUNITIES



WHILE no attempt has been made to follow slavishly any particular architectural style in the above design, the authors have kept in mind the methods and details of the later English Renaissance, the European inspiration of our Colonial progenitors. Symmetry, good proportions, and freedom in the use of classic details were the essentials.

Designed, with the material—wood—in mind, and with a consideration of the nice proportion and relation of its masses, the result gives a bungalow that possesses a distinction usually absent in this type of home.

The arrangement of rooms is such as to satisfy both the practical and artistic needs of a home. Attention is called to the placing of the various rooms, and to the maintaining of agreeable and pleasant vistas.



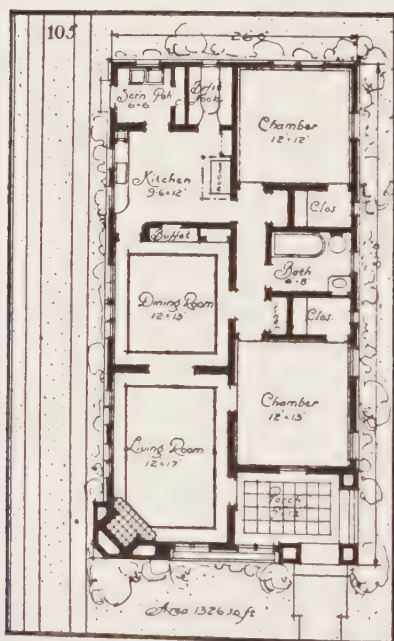
Design 98—6 rooms

\$3000—\$3400

IDEAL HOMES IN GARDEN COMMUNITIES



THE problem of the narrow lot is rarely solved so well as in this design. Always a difficult thing, this problem as studied here offers a solution that fills many needs.



Design 105—6 rooms

\$2250—\$2600 small families.

The feeling is perhaps more Spanish than anything else, and this is accentuated by the plaster exterior. A green shingle roof softens the treatment and does much to complete the landscape effect. Flower boxes add the finishing touch.

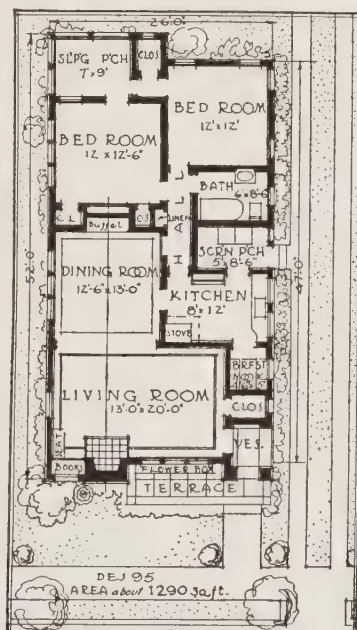
A sheltered porch promises comfort and service. The fireplace in the corner throws its heat well out in the room. Large closets and built-in features mark this as a practical plan; and six rooms, admirably placed from the point of privacy and convenience, insure the needs of most

IDEAL HOMES IN GARDEN COMMUNITIES



THERE have been so many bungalows built in Southern California and copied thruout the United States that are of a general type that it is a great relief to find one such as this that stands out as a fresh clean-cut adaptation of the style. Channel siding and asbestos roof are well set off by interesting openings and broken roof lines. The cobbles showing through the chimney plaster are indicative of both artistic and substantial construction.

It is rare indeed that one finds a small house that combines so many features and is yet so inexpensive. Designed for a forty-foot lot, this bungalow has all the features of a seven-room bungalow, sleeping-porch, ingle nook, terrace and breakfast nook.



Design 95—7 rooms \$2100—\$2400

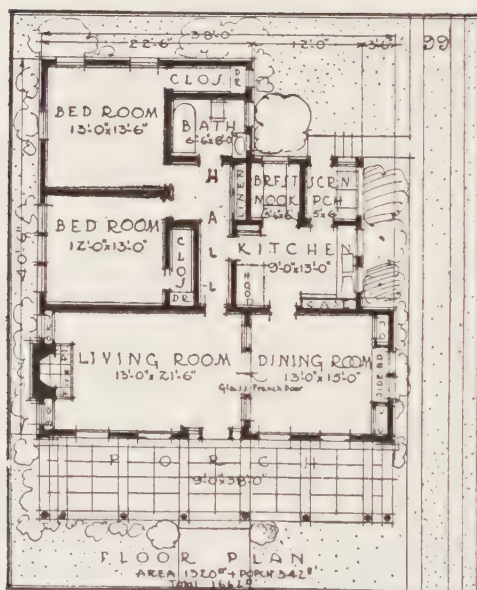
IDEAL HOMES IN GARDEN COMMUNITIES



THE front porch has always been in so much demand in our country that all architects have been forced to meet the popular need. The result achieved here in the southern Colonial style is very pleasing to the eye. Dignity, secured

by the colonnade and graceful proportion, relieves any severity of line. Shingle roof and coved channel siding are specified as best for this house.

The plan offers every inducement for those who enjoy dancing and insures almost perfect circulation and ventilation. The rooms are all large and are completed by spacious closets. Breakfast nook and built-in features are included. The kitchen yard may be hedged



Design 90—6 rooms

\$2700—\$3100 off to permit a garden.



THE PATIO

THERE are many types of homes but none appeal to Californians more than the patio. In fact, the world over in countries noted for the salubrity of their climate, the profusion of their foliage and flowers, the brightness of their sunshine and the blueness of their sky, the plan of a house with its living and sleeping rooms grouped around a central court is the one most in favor. The preference for this arrangement is not a fancy of the moment; rather it is the result of centuries of experience in house planning. Spain, Italy, Greece, alike noted for their civilizations and their development of architecture, have all favored the patio plan.

When one thinks of the home of an ancient Roman, he immediately recalls the houses of Pompeii. The front on the narrow street was ignored; the houses presented walls unbroken by any opening except the doors. Entering the dark shadowed doorway and pushing aside the heavy curtains one stepped out into a court, beautiful and brilliant. Green grass, gorgeous flowers, marble columns and the red tiled roof

IDEAL HOMES IN GARDEN COMMUNITIES

sparkled in the sunlight and were reflected in the lily pool in the center with an intensity even more vivid than the actuality. Above and far off smoked purple Vesuvius, and thru a columned portico, the Bay of Naples curved to the shores of Baiae, a dark sea of lapis lazuli.

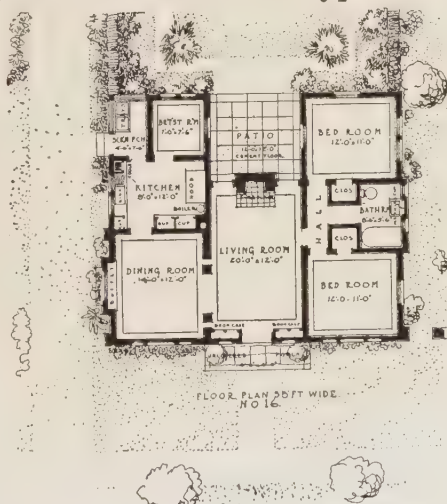
Similar in arrangement to the Pompeiian houses were the homes of the Moors, the Kings of Granada. For a scene of oriental luxury, a vision of fairyland splendor, the courts of the Alhambra would serve well. The long, cool pools still reflect, as they did centuries ago, the soft, yellow stucco of the walls, the brilliant green and blue faience and the bejewelled pattern work of the ornament. Every now and then with a swirl of gold a fish, rising to the surface, sends the reflections coiling and twisting into the cool, green shadows of the orange and the pomegranate. Coming from the glare of the Spanish sun into the quiet and cool of the courts, one is immediately refreshed and filled with the restful charm of these beautiful patios.

With memories of the Alhambra and of their own homes fresh in their minds, the Spanish Dons who settled California built their new houses around cool, beflowered patios. Today several examples still remain; the cloisters of Santa Barbara and Ramona's home at San Diego. Who has not, charmed with the beauty of these patios, thought to himself, "I, too, will have a home like this!"

IDEAL HOMES IN GARDEN COMMUNITIES



SPANISH Architecture is very appropriate for Southern California, having been used by the early Catholic Padres for their Missions and by the Spanish families in the construction of their houses. The use of this style for a modern bungalow is therefore naturally to be expected in this locality. The above design is a suggestion for a house of this type. The floor plan is based upon the patio idea, insofar as it is possible in a house of this size. The bed rooms, separated by the bath and closets and joined by the hall, occupy one wing of the house. The other is composed of the dining room, kitchen, breakfast room and screened porch. A very pleasant living room opening upon the patio thru French doors forms the center.



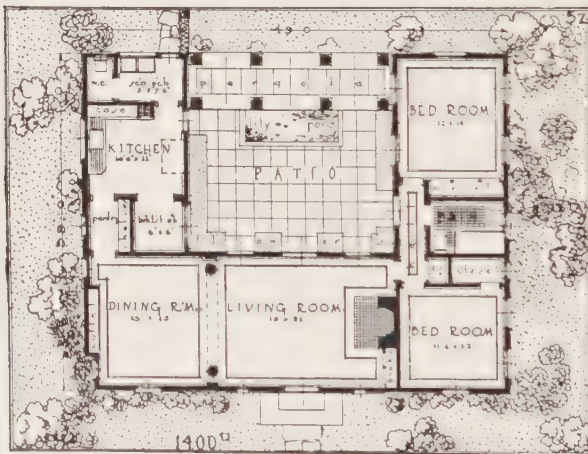
Design 16—6 rooms

\$2400—\$2750

IDEAL HOMES IN GARDEN COMMUNITIES



THERE is an atmosphere of refinement in this design, which, presenting a most dignified front, possesses an unusually charming and livable plan. The patio with its cool lily pond and pergola is a most inviting place. A delightful vista is offered thru the front door to the pergola in the rear. This room with its three large windows upon the patio and the fireplace at one end is exceedingly attractive.



Design 52—6 rooms

\$2500—\$2900

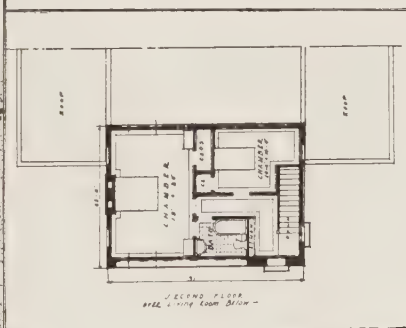
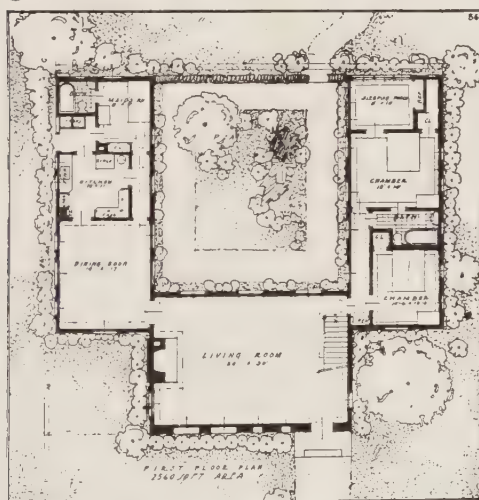
Colonial details and mouldings in this house, with a fireplace reminiscent of old Virginia's manor houses, and a Sheraton buffet make this one of the most desirable in the book. The floor plan is very attractive.

IDEAL HOMES IN GARDEN COMMUNITIES



THERE is an atmosphere of old Spain in the design and rich coloring of this house which makes it most appropriate for California, with its Spanish associations. Cool shadows below the red tiled eaves, a band of striking yellow flowers in the window box with graceful hanging vines make an inviting picture. The moulded doorway and the grill above recall Seville. The vivid orange striped awnings

suggest the luxuriance of a warm climate. The plan is ample, and the patio unusually large.



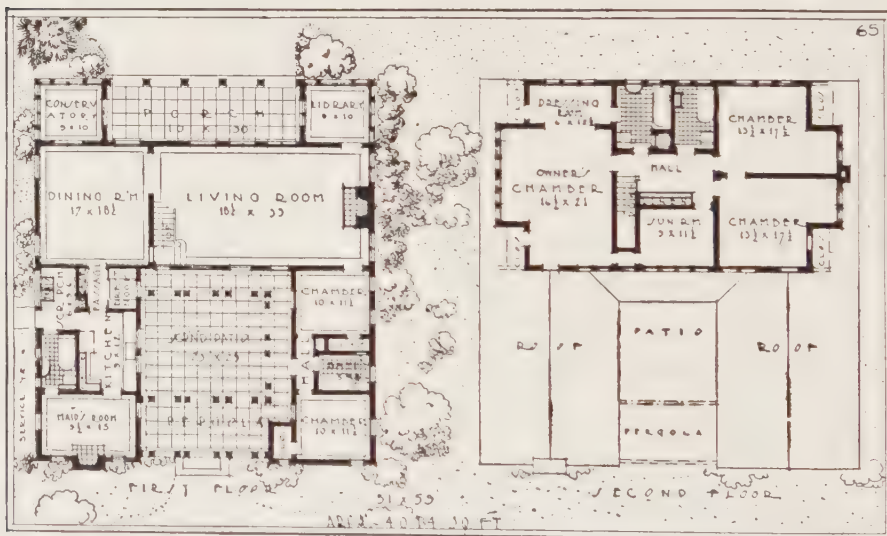
Design 56—9 rooms

\$5800—\$6500

IDEAL HOMES IN GARDEN COMMUNITIES



DISTINCTLY American in treatment, this house is very expressive of the possibilities of the patio plan. A second floor insures comfort, privacy and outlook. Shakes or siding painted a light gray go well with a green shingle roof.



Design 65—12 rooms

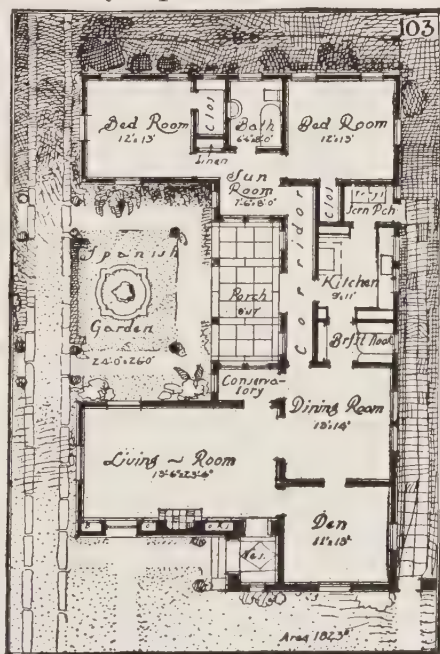
\$5200—\$6000

IDEAL HOMES IN GARDEN COMMUNITIES



THIS plan is unique in being both a beautiful and successful solution of a patio plan on a fifty-foot lot. Indeed, it is the most successful solution yet presented. The mistake of placing the court upon the rear is generally made, necessitating extremely narrow width, and the court is a failure. The quite obvious solution is a side location such as has been carried out here.

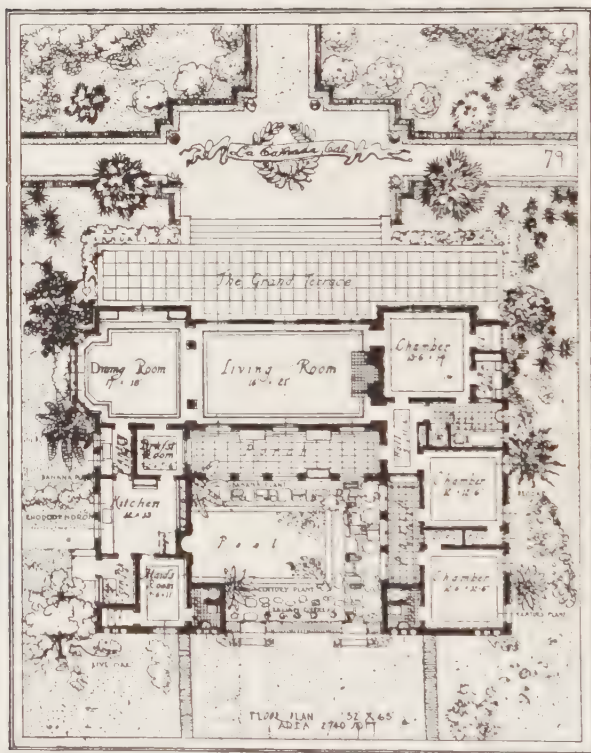
The design is plain Spanish with somewhat more interesting detail than that found on the California Missions and patios. It will remind the visitor to the "dream city of the old world," the San Diego Exposition, of the architecture, which undoubtedly pleased him there.



Design 103

\$3200—\$3600

IDEAL HOMES IN GARDEN COMMUNITIES



Design 79—8 rooms

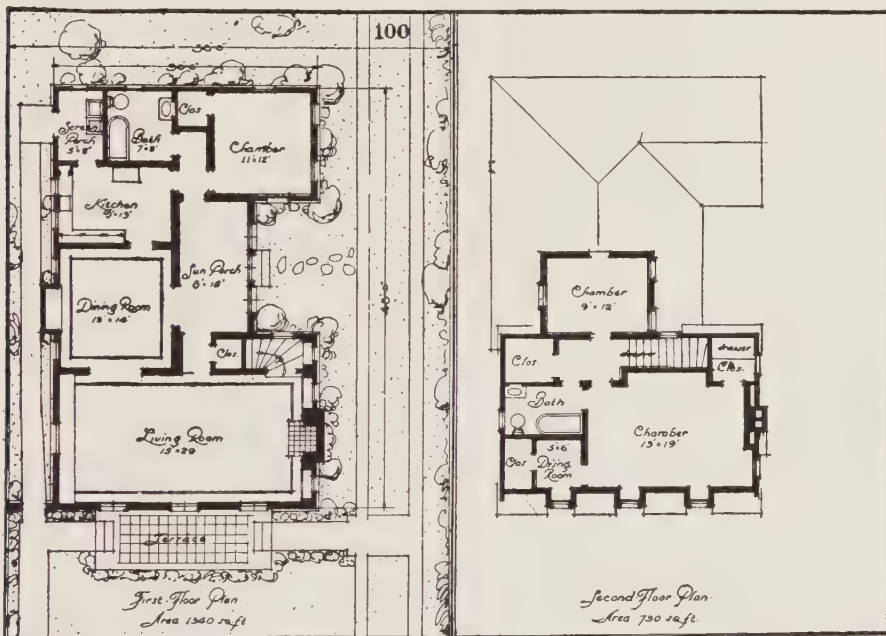
\$5600—\$6500

POMPEIAN! The very name suggests the beauty and charm of the ancient houses that once dotted the shores of the Mediterranean. The court, the center of all activity in this well planned house, offers all that can be desired in privacy and beauty. Buff plastered walls and tile roof harmonize with almost any background.

IDEAL HOMES IN GARDEN COMMUNITIES



THE Colonial treatment of this house is very different from the ordinary. The plan is exceptional and affords a new solution of the one and one-half story house. The small bed room makes a fine nursery.



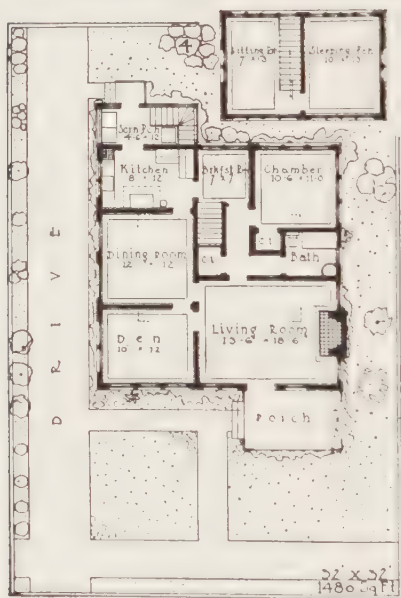
Design 100—7 rooms

\$3500—\$4000

IDEAL HOMES IN GARDEN COMMUNITIES



PERHAPS the Swiss chalet is the best known type of small residence in Southern California. Derived from it is what is known as the aeroplane house, practically a bungalow with one or more very open rooms above. It is



Design 4—8 rooms

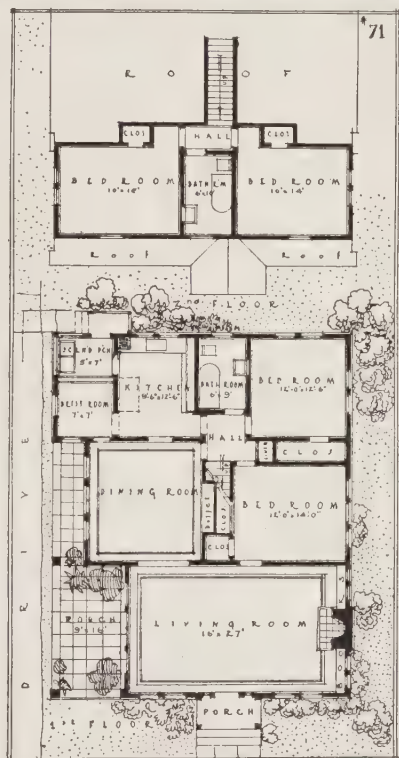
\$2400—\$2750

very difficult to treat such a house in an interesting manner. In the above dwelling, however, the sloping roofs, building up naturally to the second story, hold the latter consistently in the design. The use of shakes and shingles, moreover, tends to soften the appearance of the whole. The floor plan shows eight well arranged rooms. The relative position of the upstairs rooms is indicated by the dotted angles on the floor plan. The plan is excellently arranged. Study will show its economy of space.

IDEAL HOMES IN GARDEN COMMUNITIES



WHILE there is no one settled type of American architecture, the Colonial has come down to us from our earliest ancestors and holds therefore an unique position. After many revivals and lapses in popularity, it is coming to the front again. The familiar gambrel roof of shingles scales well with the rest of this design. The detail is very delicate, the portico especially. The private porch reached from three rooms is a big feature in this well arranged house. Upper bed rooms are full height to the width shown and have windows on three sides. Dutch Colonial houses of this type are popular in the fashionable suburbs of New York.



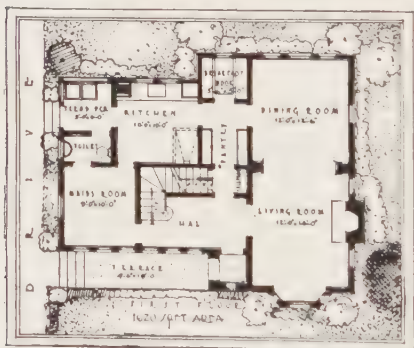
Design 71—8 rooms

\$3500—\$4000

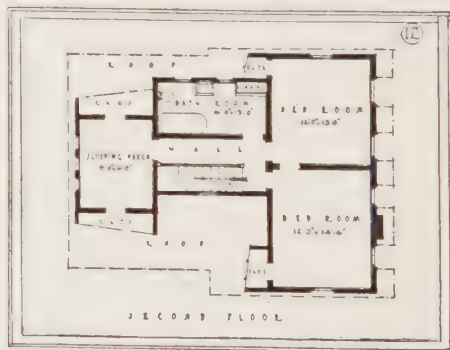
IDEAL HOMES IN GARDEN COMMUNITIES



THIS house as built has undoubtedly attracted more attention than any design of the last year in Los Angeles. The quaint charm of the general outline, as well as the sincerity of the detail, have caused more than one person to come back for a second view. The freshness of the colonial color scheme, enhanced by nature's floral efforts, appeals to one and all irresistibly. Ampleness in size is given by the generous openings between the living room and dining room. Tho but a small house, there is a vestibule, front hall, pantry and breakfast room. The maid's room will serve as a den or extra bed room.



Design 12—9 rooms



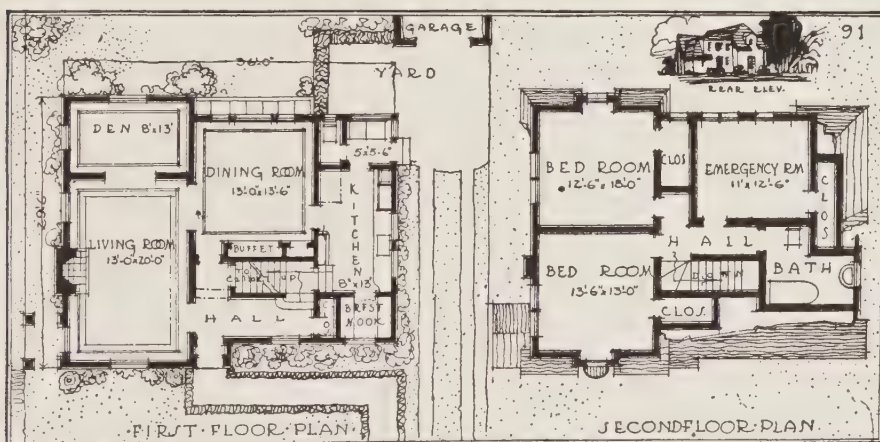
\$3250—\$3750

IDEAL HOMES IN GARDEN COMMUNITIES



THE Renaissance in France offered great opportunities for the picturesque treatment of residences and the motive of this design came from the designs of this period. The house is charmingly individual in exterior design and rich in detail. Green shingle roof, brown timbers and old ivory plaster will form an attractive color scheme.

The den can be made into a closed porch or sun room, and the emergency room will serve for a maid or unexpected guest.

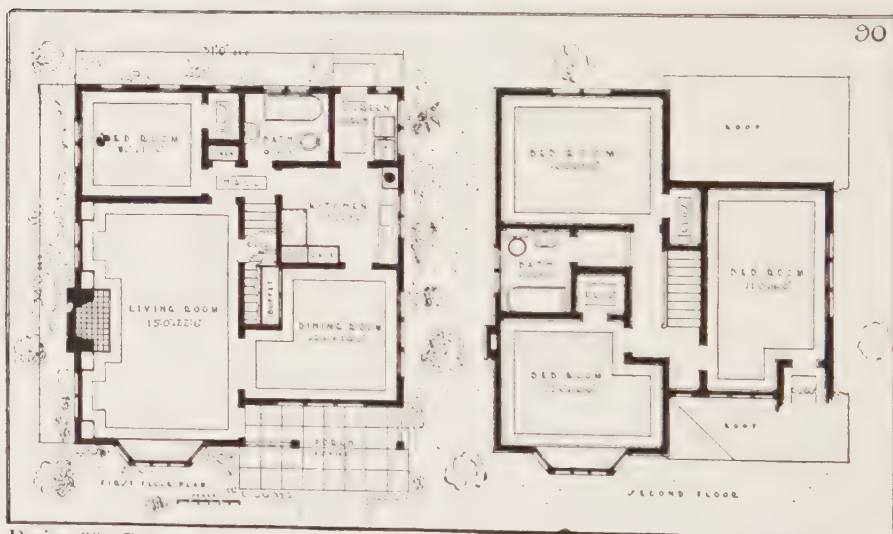


Design 91—8 rooms

IDEAL HOMES IN GARDEN COMMUNITIES



WHO, having seen the rose-embowered cottages of the Garden Cities of England, has not been carried away by their fresh, naïve charm? The cool tones of the ivory plaster, the bright chintz curtains seen through the many paned casement windows, the roofs which nestle down upon the low walls—how can they help but charm!



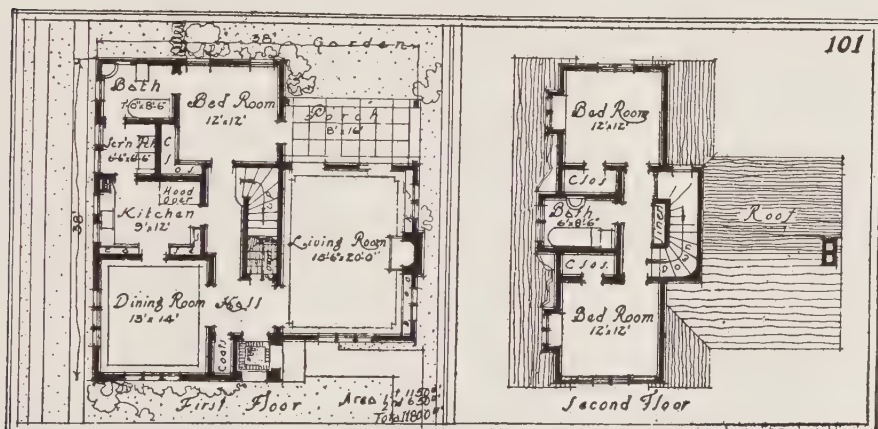
Design 90—7 rooms

\$3300—\$3800

IDEAL HOMES IN GARDEN COMMUNITIES



THE story and a half house solves the problem of the home for so many people that a special study has been made for this book. The solution offered in this design is a real success and it is well within the reach of the majority. The lines are simple, and a green shingle roof goes well with either plaster or siding. The first-floor bed-room will serve either for a den or sewing room. The rooms on the second floor have ample height at the wall lines.



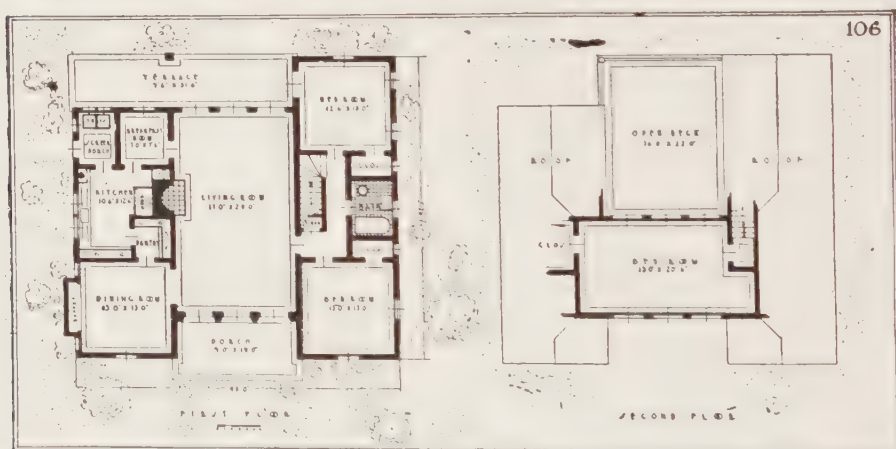
Design 101—6 rooms

\$3100—\$3500

IDEAL HOMES IN GARDEN COMMUNITIES



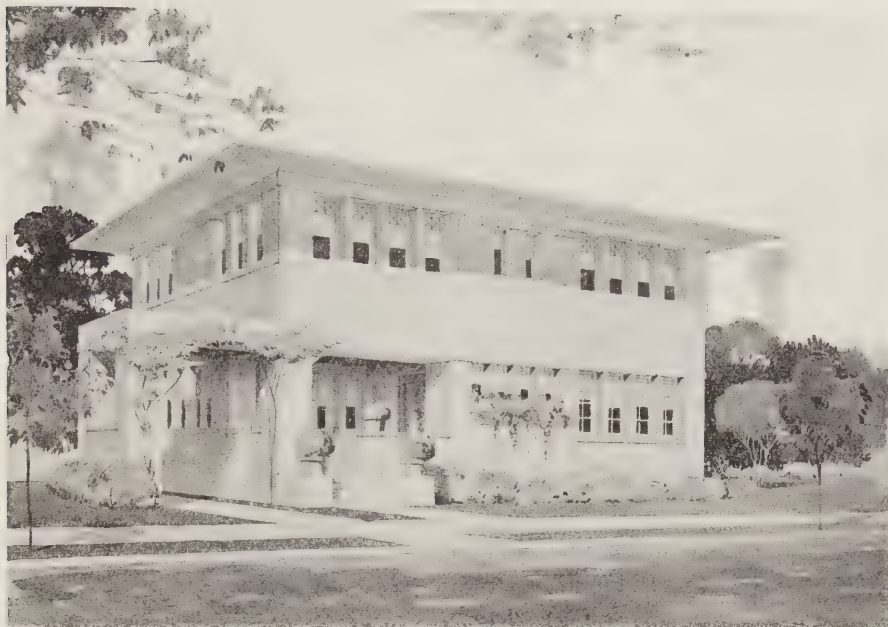
THERE is something particularly homelike about this Colonial house that seems to reach out as if to urge one to come in and partake of a warm welcome. This result is always desired by real home makers and when realized means the utmost satisfaction. So many people desire one room off the ground that this plan was developed to meet this demand.



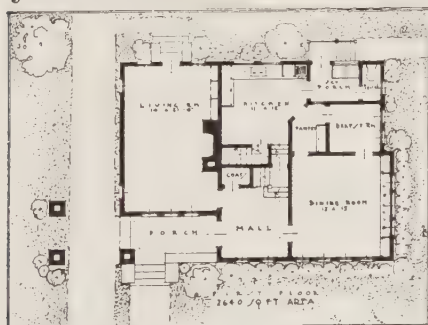
Design 106—7 rooms

\$3500—\$4000

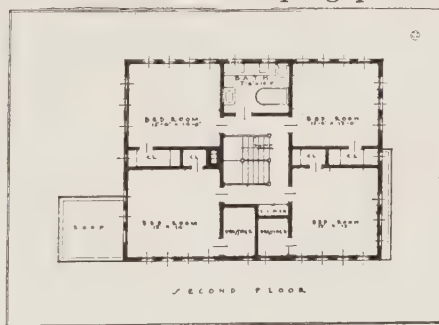
IDEAL HOMES IN GARDEN COMMUNITIES



THE wide-eaved, flat-roofed plaster house has proved its popularity in this country beyond any question. Treated in the simple manner here shown and with plain refined mouldings, this house is almost ideal for a satisfactory metal lath and plaster construction. The window grouping is unusual and combined with the inviting porch indicates a cool, pleasant home. Tinted to an ivory tint its combination with trees and flowers is excellent. Large hall, rooms and closets arranged for maximum use and convenience invite your interest. Each bed room is a veritable sleeping porch.

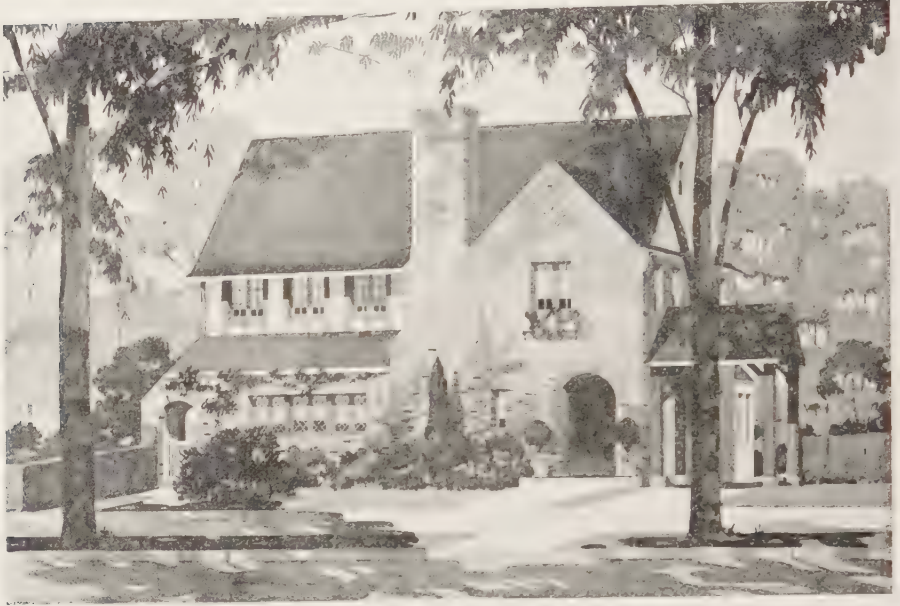


Design 22—8 rooms

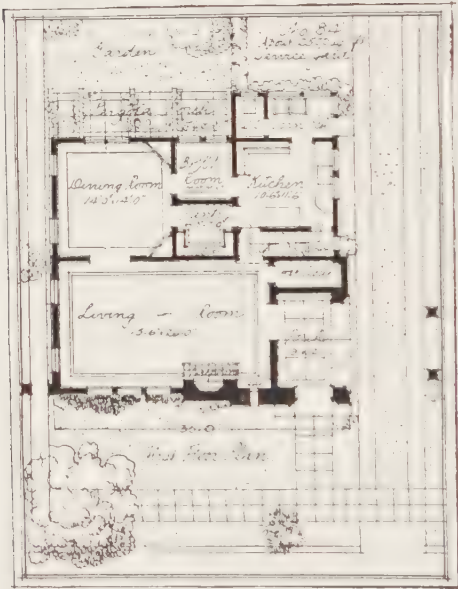


\$4600—\$5000

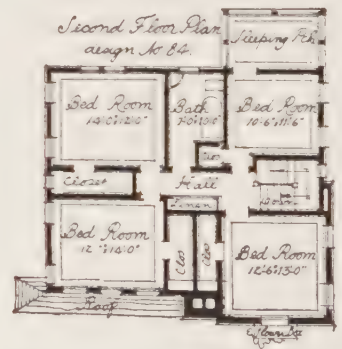
IDEAL HOMES IN GARDEN COMMUNITIES



THE house of brick is not so common in Southern California as in other sections of the country. A brick house, however, cannot be surpassed for coolness in summer and warmth in winter. English in feeling thruout,



Design 84—9 rooms

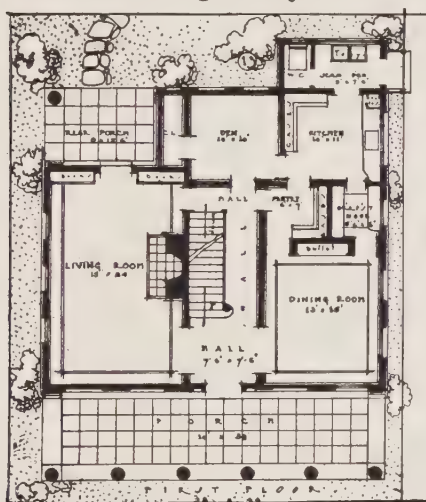


\$5800—\$6500

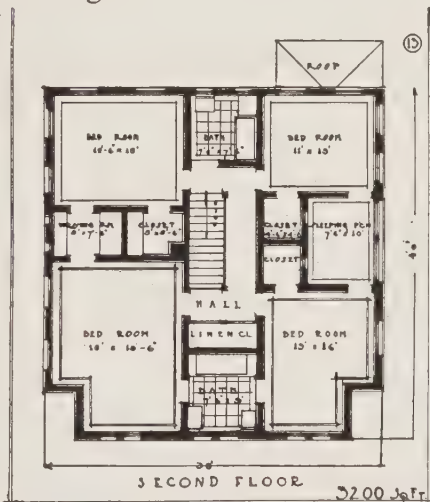
IDEAL HOMES IN GARDEN COMMUNITIES



SUGGESTIVE of the home of a Virginia planter, this type of house has become justly popular. The simplicity of this style is well expressed by the broad sweep of Doric columns across the entire front of the house. The central hall, beautiful stairway, private porch and living room with its cheerful fireplace make this a delightful plan. Upstairs the rooms are large, airy and well arranged.



Design 13—10 rooms

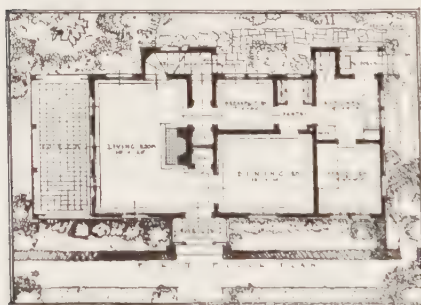


\$5200—\$6000

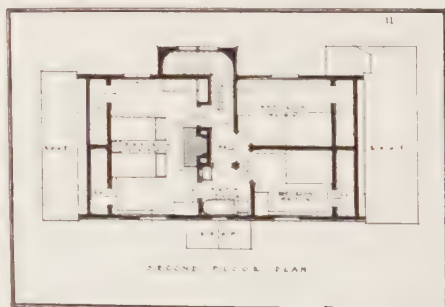
IDEAL HOMES IN GARDEN COMMUNITIES



THE drawing shown here gets its inspiration from a photograph taken by the architect in a small village in England, and is a picture of a typical dwelling in such communities. Situated on the one and only street, this cottage derived particular interest from the glorious elm and quaint hedge associated with it. In the design based on the photograph the general atmosphere of the original cottage is held, insofar as it is possible with the frame construction and the new setting. The increased window space and the porch on the side strike a distinctly American note, and losing none of the architectural charm add to the apparent livableness of the house. The floor plan is seen to fulfill this last promise.



Design 11—9 rooms



\$3500—\$3900

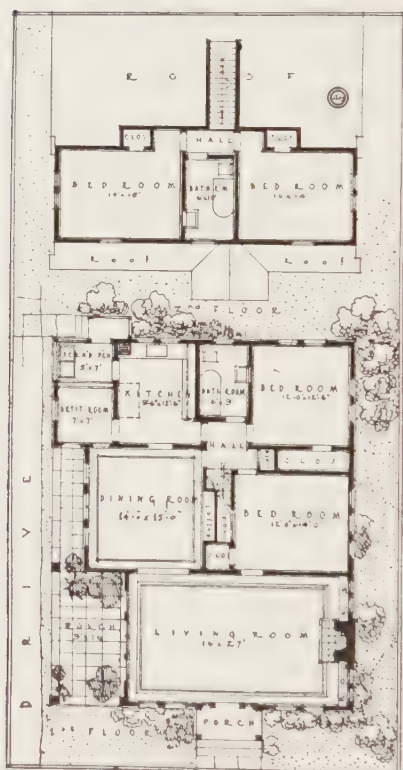
THE GARDEN AND THE HOME

A house is not complete unless it is an integral part of the garden which surrounds it; and no garden can be perfect unless planned in conjunction with the house. Planned in harmony they form the ideal home.

If there are any striking features of nature such as existing trees, beautiful views, etc., in planning the house, these should be utilized to their greatest advantage. In fact, the environment of a house determines its character even more than the individuality of the owner. In designing the house, the arrangement of the garden, the placing of lawns, flower beds, shrubs and trees, must always be kept in mind. Consideration should be given not only to their placing, but also to their color in spring, summer, fall and winter.

Many think it sufficient to procure a well planned and beautiful house; but beauty lies only half in design. A well placed tree casting shifting shadows and seeming to stand a sentinel against the fury of the elements will give character to the plainest cottage. Further, well considered planting will bring an elusive charm, a certain air of privacy, and enhance whatever beauty a house may possess.

IDEAL HOMES IN GARDEN COMMUNITIES



Design 46—8 rooms

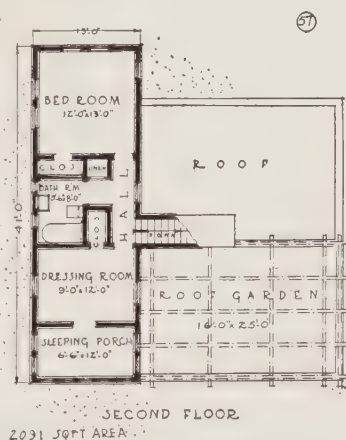
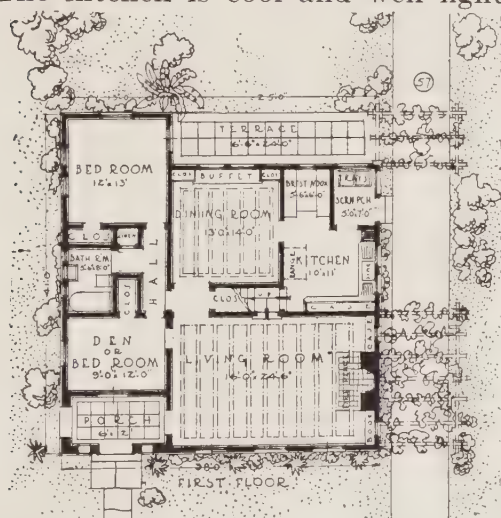
\$3500—\$4000

A STRONG Colonial feeling is apparent in this design both in the exterior and in the details of the interior. The roof and window and door trim are painted green and the walls white; this being the conventional color scheme. The side porch with its latticed columns for vines or roses is a very attractive feature and with appropriate furniture will add considerably to the house. The rooms are large and well arranged, with plenty of closet space and good-sized windows. The use of French doors on the side of the dining room with their outlook upon the terrace is particularly happy. A well designed fireplace between book shelves at one end of the living room carries out the true Colonial spirit.

IDEAL HOMES IN GARDEN COMMUNITIES



IN this design a typical Spanish composition has been used; the heavy, overhanging roof, the plain wall-surfaces, the pergolas covered with luxuriant foliage and the arched doorway. The roof garden is a delightful place at night and may be used for sleeping out of doors. The beamed ceilings in the living and dining rooms produce a domestic, comfortable feeling. The kitchen is cool and well lighted. The stairway is well placed for privacy.



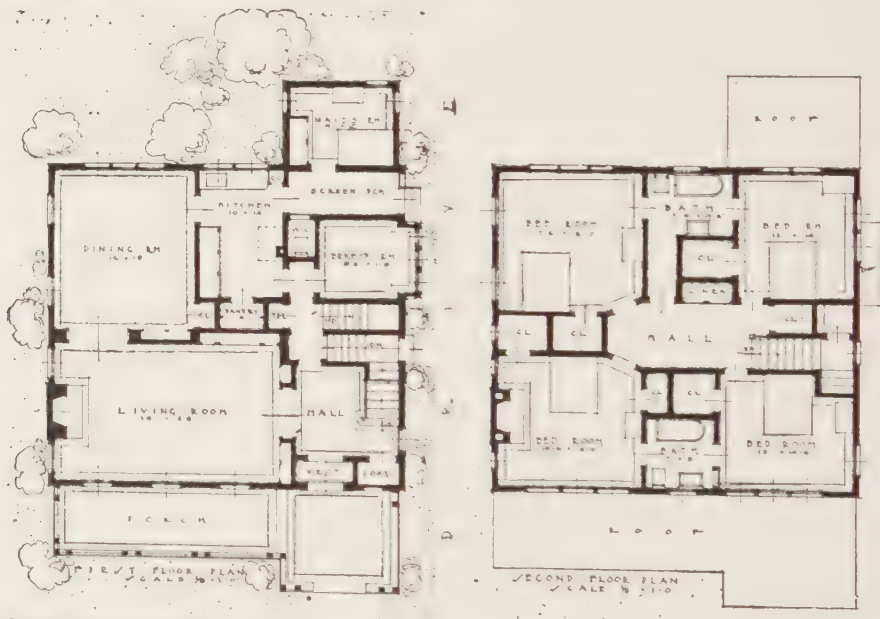
Design 57—9 rooms

\$3700—\$4100

IDEAL HOMES IN GARDEN COMMUNITIES



THE plastered house with thatched shingle roof is without doubt very popular today. This particular plan embodies many desirable features in a most efficient manner; side entrance, corner, sound-proofed rooms, many closets may be mentioned.



Design 18—9 rooms

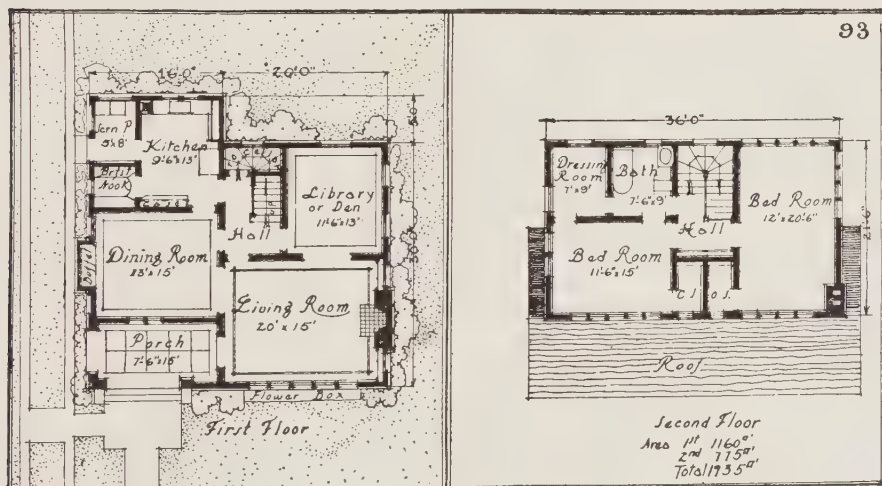
\$6300—\$7200

IDEAL HOMES IN GARDEN COMMUNITIES



MANY people who have visited Southern California have become enthusiastic about the Swiss chalet type of house. Covered with climbing roses and rising from bright beds of flowers they are undoubtedly attractive and deservedly popular.

Besides, they are a concrete proof that houses which will resist the heat will keep out the cold, being proof alike against the cold of Switzerland and the heat of Southern California.



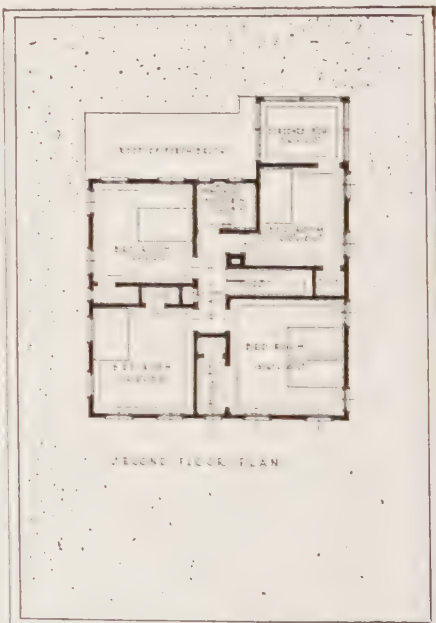
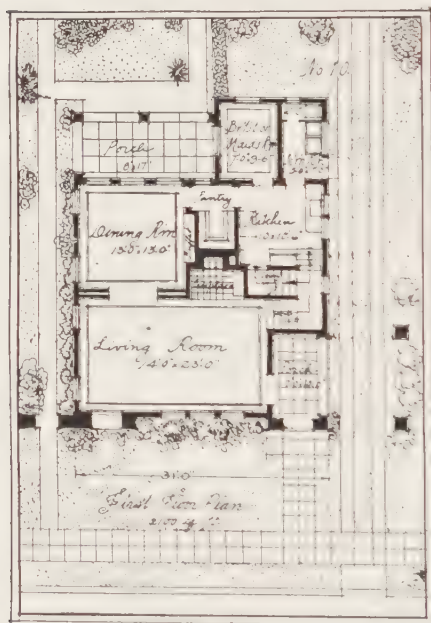
Design 93—7 rooms

\$3100—\$3600

IDEAL HOMES IN GARDEN COMMUNITIES



THE use of the popular modern plaster construction and a Spanish treatment gives individuality and interest to the simple rectangular plan, with porch and garden.



Design 10—9 rooms

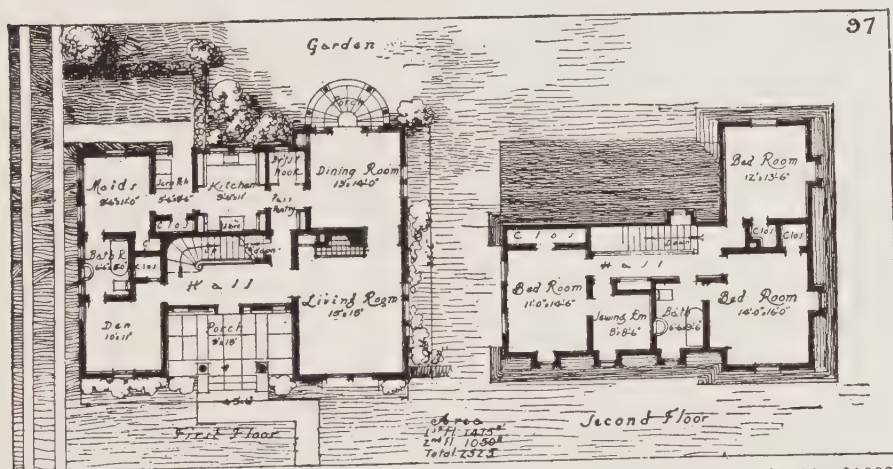
\$3800—\$4300

IDEAL HOMES IN GARDEN COMMUNITIES



THERE is something about the Dutch Colonial that is today appealing so strongly to the American Public that one is almost convinced of its permanent success. Columns, dormers and broken roof lines all relieve any Colonial tendency to severity, and with the least assistance from nature insures a most attractive home.

The two porches are so planned that thruout the day one, at least, is in shade.



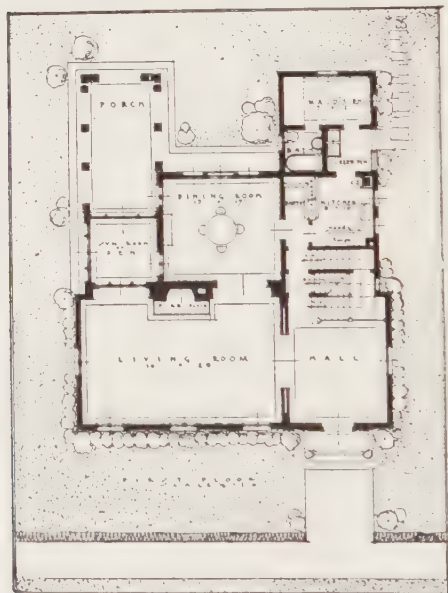
Design 97—10 rooms

\$4500—\$5000

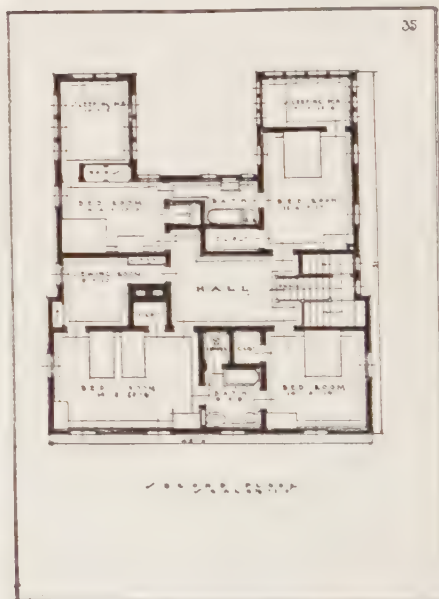
IDEAL HOMES IN GARDEN COMMUNITIES



SUGGESTIVE of the Farnese Palace in Rome, this house offers all the necessary simplicity and dignity of a handsome private residence.



Design 35—12 rooms

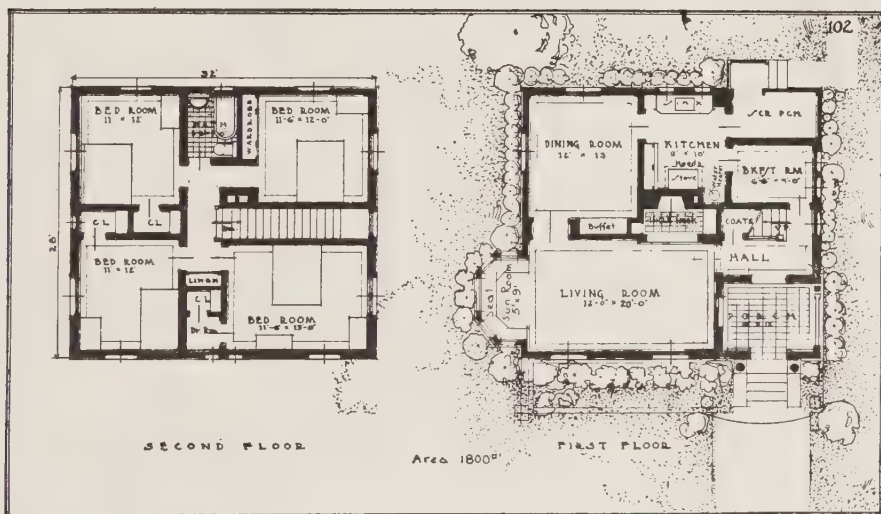


\$8000—\$9000

IDEAL HOMES IN GARDEN COMMUNITIES



THIS clean cut, distinctive, Colonial house was the result of the most careful study to fill the needs of many clients. Much for little applies here most emphatically. Combining all the best features of a more pretentious residence, this plan will afford an ideal home for those with modest incomes.



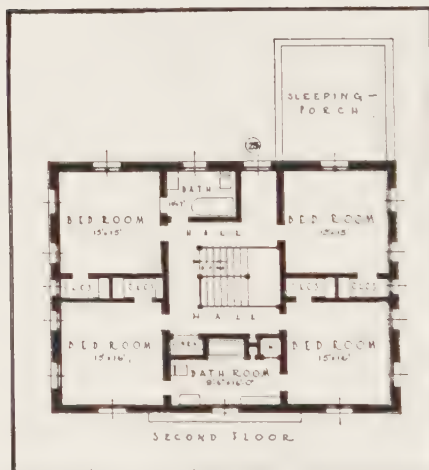
Design 102—8 rooms

\$3000—\$3500

IDEAL HOMES IN GARDEN COMMUNITIES



THIS house, designed in the style of the Italian Renaissance period, possessing unusual architectural merit, impresses one with its refined dignity. The doorway and windows are very beautiful in their detail and proportions. Opportunity is offered for a beautiful garden in the rear.



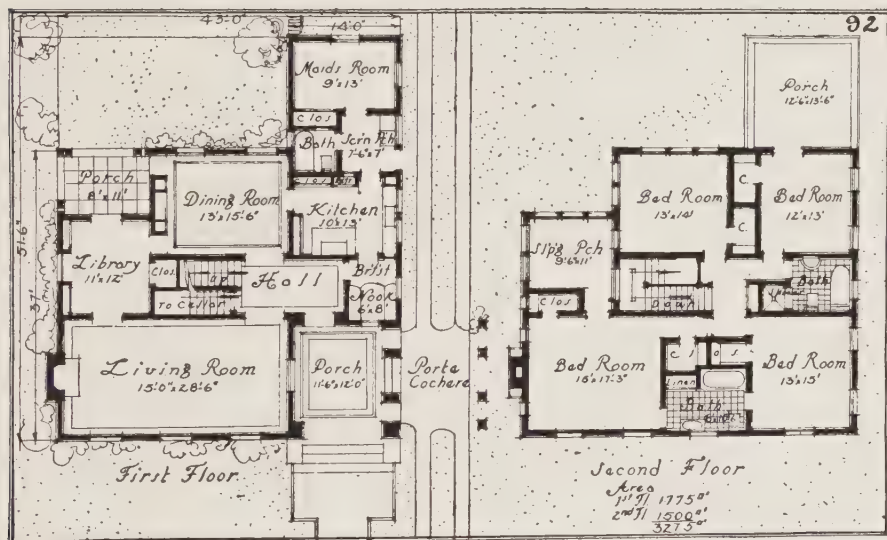
Design 25—10 rooms

\$7600—\$8500

IDEAL HOMES IN GARDEN COMMUNITIES



THERE is something so dignified about this design that its simplicity and refinement of detail is bound to grow on one. Equally satisfactory is the plan worked out in old ivory-tinted plaster and green shutters with green shingle roof.



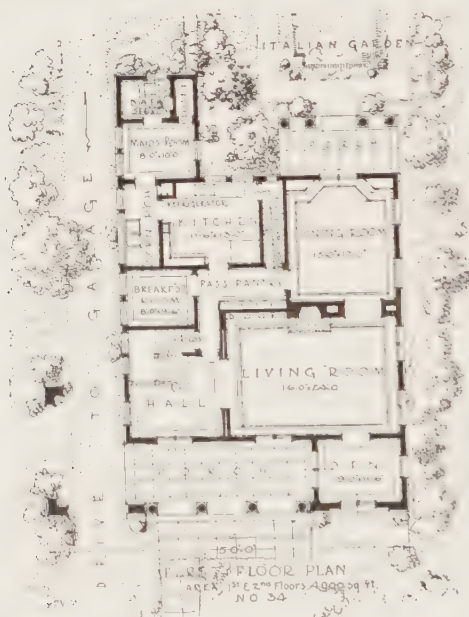
Design 92—10 rooms

\$6500—\$7500

IDEAL HOMES IN GARDEN COMMUNITIES



TYPICAL of the houses of the Italian Riviera, this house with its imposing front stands out as a very successful solution of the larger American better class residence. Tile and plaster exterior meet the popular demand.



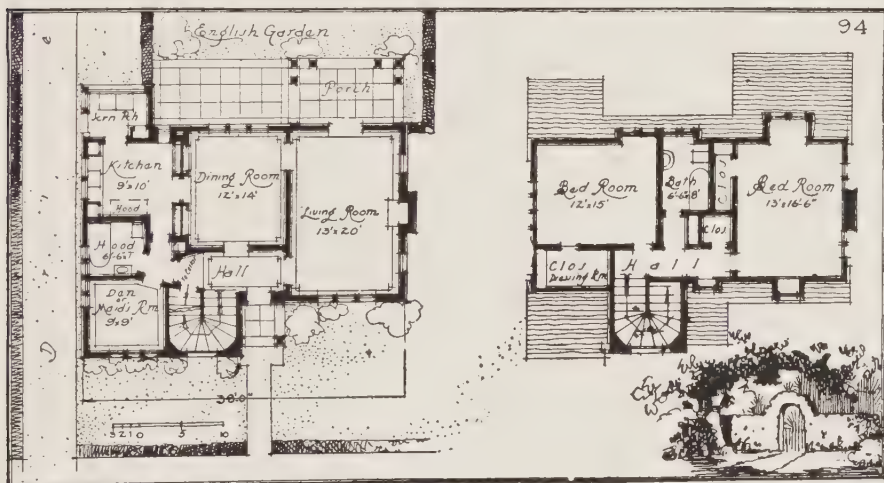
Design 34—11 rooms

\$9000—\$10000

IDEAL HOMES IN GARDEN COMMUNITIES



SUGGESTED by the types of cottages as found in Bourneville, this design has all the dignity and individuality found in the most expensive residences. The low hedge across the front sets off the white plaster of the house, and one is certain that there is a very lovely porch and private garden beyond this view. The plan offers many excellent features and is in keeping with the exterior.



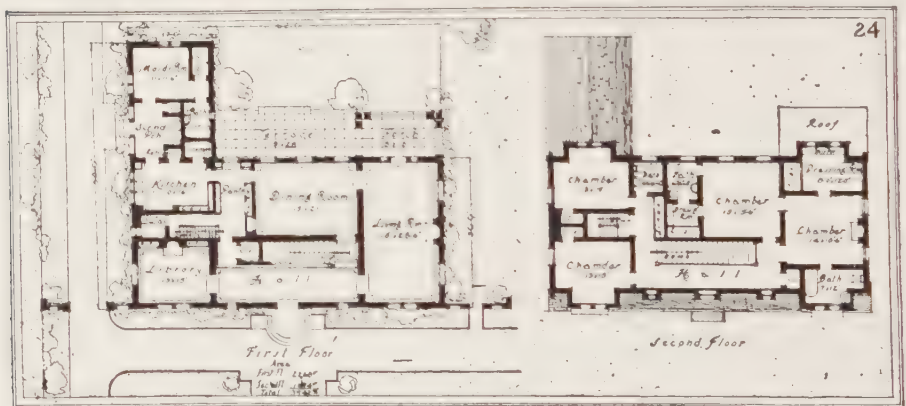
Design 94—7 rooms

\$3500—\$4100

IDEAL HOMES IN GARDEN COMMUNITIES



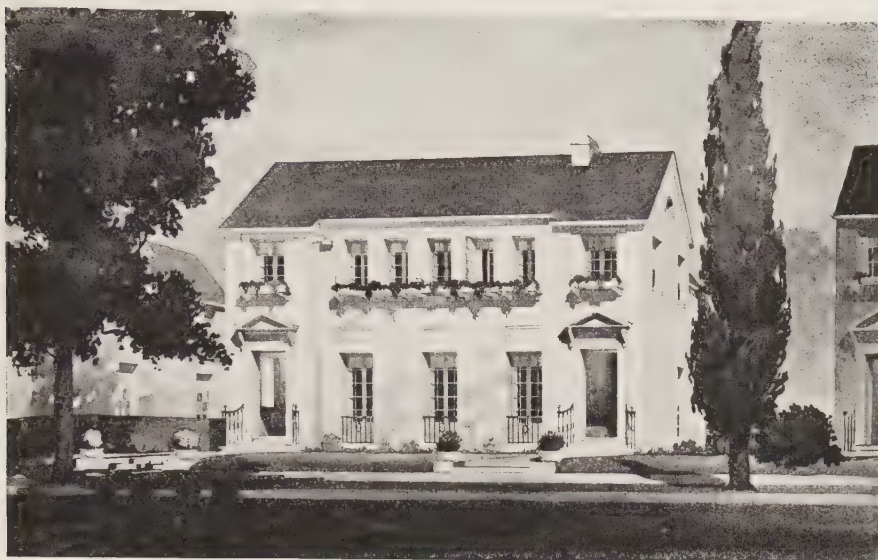
THIS design is a modern version of Colonial architecture, being an elaboration of the Dutch houses of this period found in Pennsylvania. The walls of the house extended into the garden fences carries out the horizontal feeling typical of this particular local variation of the style. Delicately moulded gate posts invite entrance to the garden in the rear, and with the hood over the front door extending similar invitation to the house itself, the whole atmosphere of Colonial hospitality is exemplified. The floor plan repeats the general feeling of hospitality expressed by the exterior of the house.



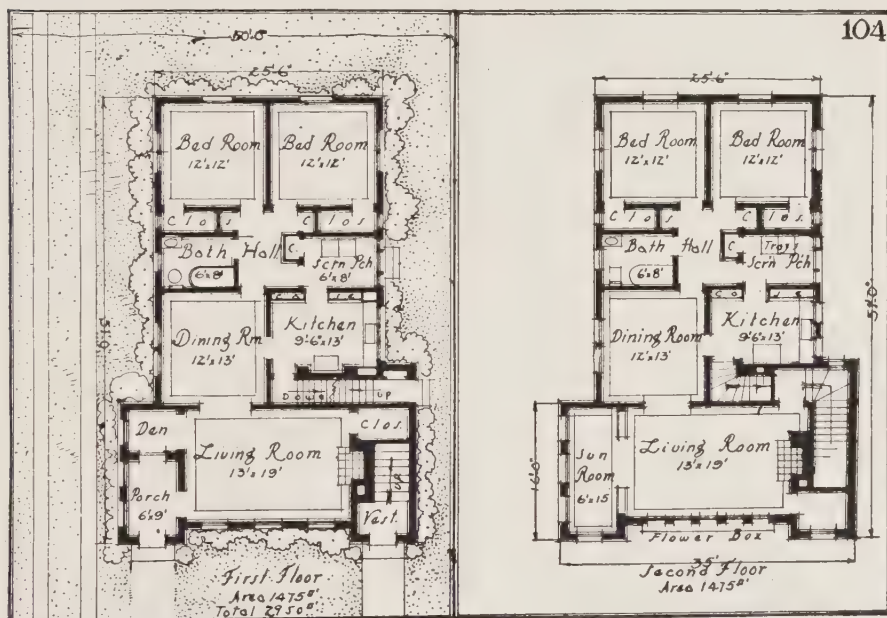
Design 24—10 rooms

\$7500—\$8500

IDEAL HOMES IN GARDEN COMMUNITIES



FROM the point of view of the investor, the two-family house is worthy of serious consideration. This design in plaster is delightful and the plan is exceptional. Note the inside service stair and cellar way.



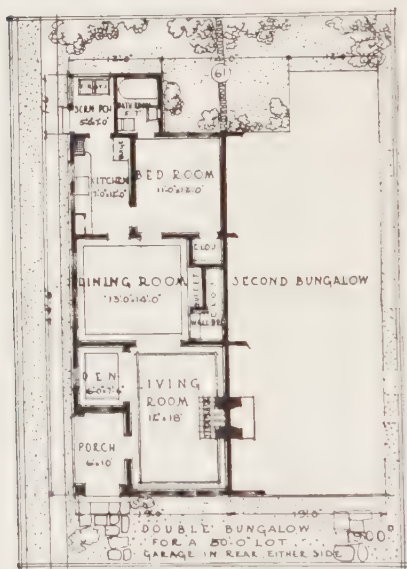
Design 104—2-5 room apartments

\$4500—\$5200

IDEAL HOMES IN GARDEN COMMUNITIES



THIS has become such an age of apartments that the double bungalow is no longer a novelty. It is rare, however, that the marked individuality expressed in this design is found in such use. The plastered walls and the tile roof in the style of the old Missions furnish the opportunity of entrances so dissimilar as to impress the feeling of two distinct houses.



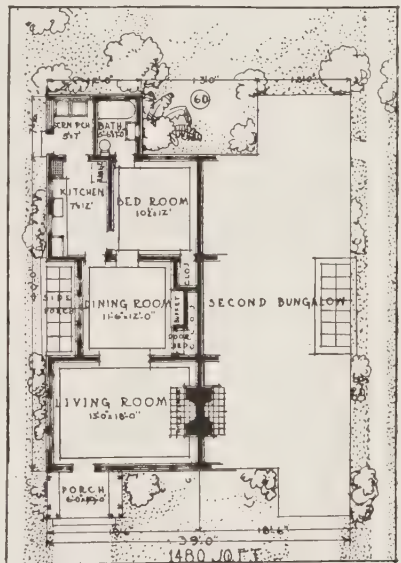
Design 61—4 rooms \$2900—\$3200

Potentially each apartment contains five rooms. The living and dining rooms are large and well lighted, and may be thrown together or separated and used for other purposes. The wall bed in the dining room makes possible its use as a bed room. The den, porch and fireplace are thoughtful comforts that suggest the individual home.

IDEAL HOMES IN GARDEN COMMUNITIES



COLONIAL architecture in this country, due to the peculiar circumstances which attended its early use, developed into a practically distinct style. Based upon classic ideals, exquisite refinement of detail and proportion with simplicity in ornamentation were gradually evolved. The general modification of the details being employed in England was made possible by the use of so amenable a material as wood. In addition the absence of established precedent forced an originality, which, reflecting the cultured taste of the Colonial aristocracy, resulted in a very refined treatment of their dwellings. In this small two-family bungalow the adoption of this style is peculiarly appropriate. The plan is complete with all the necessary features for comfort and healthy living.



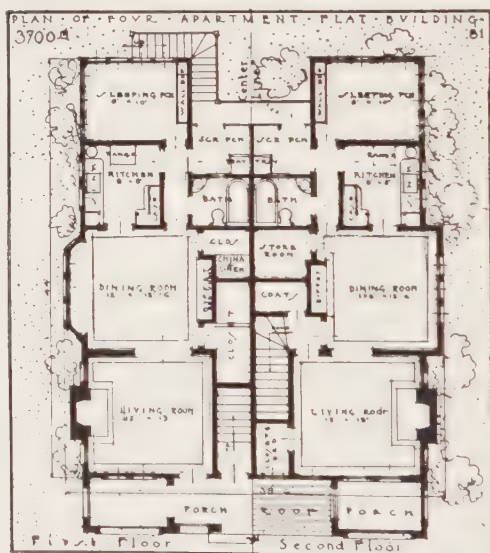
Design 60—4 rooms

\$2600—\$2900

IDEAL HOMES IN GARDEN COMMUNITIES



WITH the modern flat building springing up like mushrooms here and there in all our cities and towns, it is delightful to find such a refreshing design as here shown. The German influence is most strongly expressed in this building and the well known Teutonic efficiency with



Design 81—4 rooms

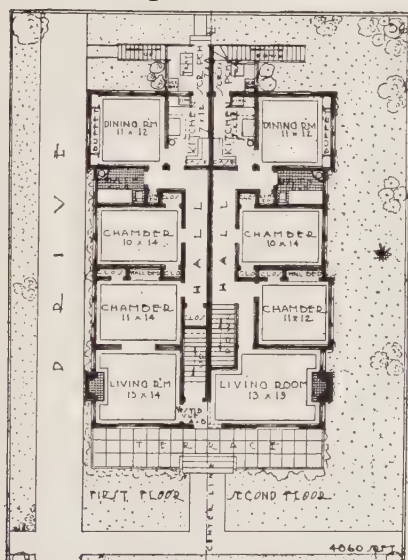
\$5500—\$6250

attractive outline and detail is apparent. The walls are of plaster and metal lath and the roof is covered with flat red tile. Compactness and economy in the plan is accompanied by ample closet space and many built-in features. The plan shows one of two similar apartments on each floor, reversed on each side of the center line. Disappearing beds are shown in the dining rooms.

IDEAL HOMES IN GARDEN COMMUNITIES



DESIGNED to overcome building restrictions forbidding the construction of flat buildings in the best residential districts, this four-flat dwelling presents the appearance of a private house. As built of metal lath and plaster, in



Design 36—5 rooms

\$9000—\$10000

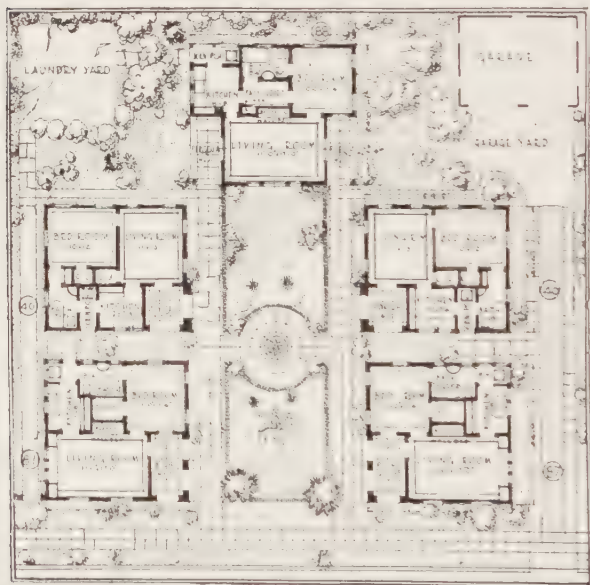
the best type of Renaissance architecture, the beautiful exterior detail of windows and doorway marks this as well worthy of the consideration of any investor. The plan shows one-half of each floor, the other apartment in each case being identical. It has been well considered and the result is good, considering the difficulties encountered in the long narrow plan. It is entirely feasible to fit other floor plans to this particular design.

IDEAL HOMES IN GARDEN COMMUNITIES



THERE is today no building investment more worthy of consideration than the bungalow court. It may be built upon property which, altho of a high valuation, is not yet ready for the erection of large apartment house or hotel. Later, the need arising, the individual houses may very easily be moved to cheaper property with small expense. The bungalow court consists of a group of individual apartments, each a complete little home, containing living room, bed room, bath, kitchen and porch. Built-in beds and other features

are provided. The houses face upon a central court with a common entrance upon the street. The semi-private nature of the court makes it unusually delightful.

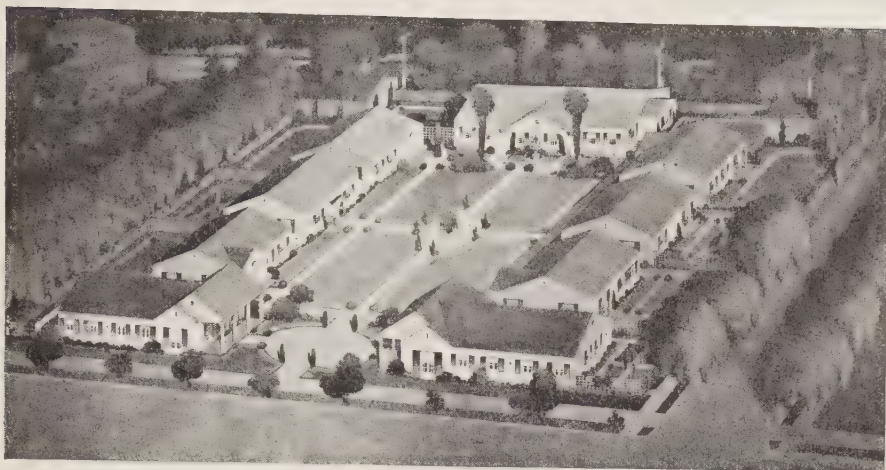


Design 85—3 rooms

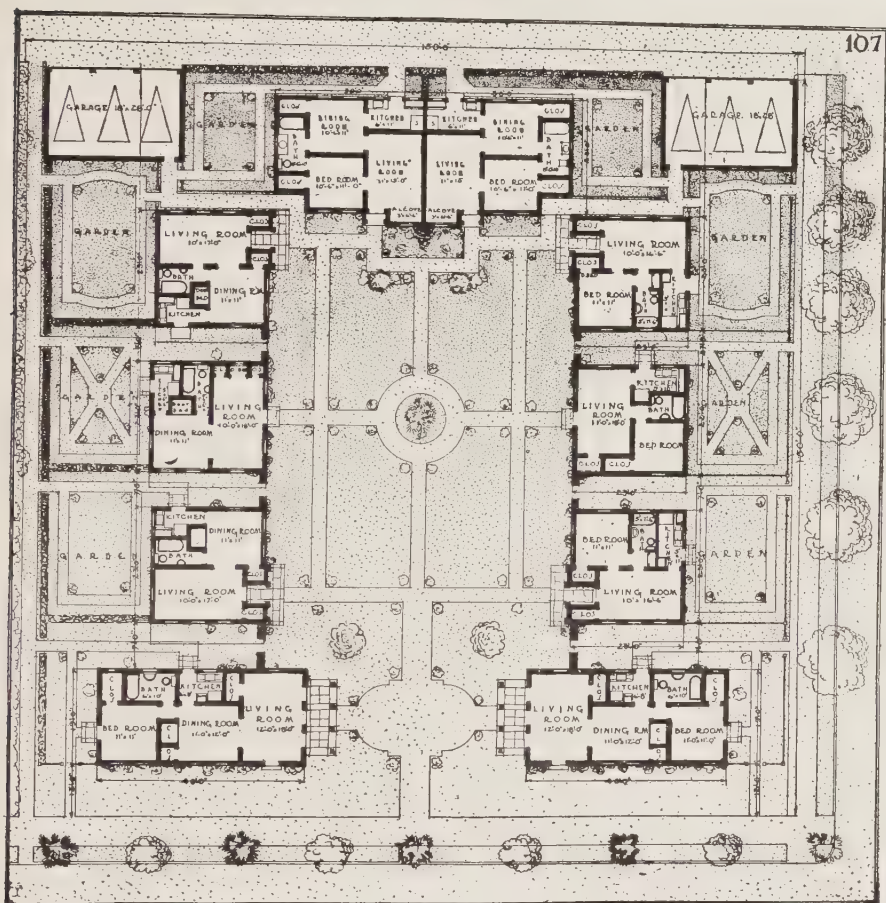
\$5200—\$6000

This court is Spanish in design. Excellent effects may be obtained, however, in any style and type of construction.

IDEAL HOMES IN GARDEN COMMUNITIES



A COLONIAL BUNGALOW COURT.



\$10500—\$12000

IDEAL HOMES IN GARDEN COMMUNITIES



Design 108—60 rooms

\$55000—\$65000

THE apartment house design shown here was planned to strike a new tone in a city noted for its many hotels and apartments. Brick with stone columns and trim, set off by well designed wrought iron gratings, insure a very pleasing result. The plans call for sixty-odd rooms divided into twenty-seven apartments, of from two- to three-room suites. Designed for a lot 50 by 150, these plans are complete to the last detail and include the plans for heating. They may be secured for a reasonable sum.

A more definite description will be sent on request.

IDEAL HOMES IN GARDEN COMMUNITIES



Design 39

\$6500—\$8000

TO many shrewd investors who believe in the old proverb about not keeping all your eggs in one basket this building should appeal strongly. The increased values of semi-business properties have made it necessary to erect buildings of more than one story, in order to receive an adequate return on the investment. Two sources of income are provided in this building and there will always be some tenants on at least one floor to take care of the taxes, while a single apartment will afford a home for the owner. Suggestive of the powerful Fonda of Saragossa, this design of the Spanish Renaissance will attract the eye. Metal lath and plaster with tile over a portion of the roof keep the cost moderate. Since plans for such buildings vary with the depth of the lot and since the apartments may be arranged in so many ways, no suggestion for the floor plans is shown here. A well worked-out plan above stores sixty-three feet in depth, will allow two three-room and four two-room apartments on the second floor, with fair-sized rooms, ample closets and built-in features.

IDEAL HOMES IN GARDEN COMMUNITIES



NEXT to the home, the building which occupies the most vital and necessary place in the community is the school; here the future men and women are brought in touch with environments that play a most important part in their development, mentally, physically and esthetically. Needless to say, the design of such a building should be placed in competent hands, for not only must the plan, sanitation, heating, ventilation and lighting receive experienced attention, but the artistic result of the whole must be a factor in the education of the occupants.

The Garden City Company of California, through some of its members, has had an extensive experience in the design and construction of school buildings, city and country. It is in a position to undertake the preparation of drawings and specifications for such buildings and to act in an advisory capacity on their general layout and design.





11/11/18

